



Lower Stunts Green Farm

Stunts Green, Herstmonceux, East Sussex, BN27 4PN

Batcheller
Monkhouse

LOWER STUNTS GREEN FARM

A handsome period house of mixed ages (not Listed) together with extensive equestrian facilities, including range of outbuildings/stabling, groom's quarters, outdoor arena, woodland and paddocks - in all about 10.55 acres

Ground Floor:

- Entrance Area
- Sitting Room
- Oak-framed Garden Room
- Dining Room
- Study
- Cloak/Shower Room
- Kitchen/Breakfast Room
- Utility Room

First Floor:

- Principal Bedroom with en suite Bathroom
- 3 further Bedrooms, one with en suite Shower Room
- Family Bathroom

Second Floor:

- Central Sitting Area
- 2 further Bedrooms, one with en suite Bathroom

Outside:

- Groom's Quarters
- Range of Farm Buildings/ Stabling
- Range of timber Stabling
- Machinery Store
- Arena 60 x 40
- Woodland and Pasture
- In all about 10.55 acres



AMENITIES

Lower Stunts Green Farm is situated in a semi-rural location about 0.6 of a mile from the centre of Herstmonceux village and has a general store, Post Office, the Sundial restaurant, public houses, doctor's surgery, church, recreation ground and village hall.

The larger town of Hailsham, with three supermarkets including Waitrose, is some 3.7 miles. Battle mainline station (London Bridge/Charing Cross) is about 9.6 miles and Polegate station (London Victoria) is some 7.1 miles. Eastbourne and Tunbridge Wells are about 12.4 and 20 miles respectively.

State and private schools in the area include Herstmonceux Primary School; within the catchment area for both Heathfield and Hailsham Secondary Schools; Bede's at Upper Dicker; Battle Abbey at Battle; Moira House and Eastbourne College at Eastbourne.

DESCRIPTION

Lower Stunts Green Farm is a handsome detached period house of mixed ages (not Listed). The elevations are brick, colour-washed, beneath a tiled roof. There are good ceiling heights throughout, oil-fired central heating, and oak-framed sealed unit double glazed windows.

The main features are:

- Front door to entrance area opening through to the sitting room, which has a wide inglenook fireplace and wood burner, and a timbered ceiling.
- From the sitting room, a door opens through to an excellent oak-framed garden room with vaulted ceiling, slate floor and door to a private area of garden with a paved terrace.
- The dining room has a period brick and stone fireplace and has a timbered ceiling. There are steps down to a Wine Cellar. There is a study with fitted cupboard and a cloak/shower room with basin, WC and shower cubicle.
- The kitchen/breakfast room has a range of fitted units comprising sink, wooden work surfaces, plumbing for dishwasher, shelved cupboard, tiled floor, oil-fired two-oven Aga. The utility room has a stainless steel sink, work surface, plumbing for white goods, door to the garden and oil-fired central heating boiler.





- The first floor has a landing; bedroom 1 has a period fireplace, double aspect, three wardrobe cupboards and an en suite bathroom with bath, basin, WC and separate shower cubicle.
- There are two further bedrooms, one with a cupboard and period fireplace and the other with an en suite shower room. There is also a family bathroom with a bath having a shower attachment, basin and WC.
- The second floor has a staircase to a central sitting area with two further bedrooms, one with en suite bathroom.

GROOM'S COTTAGE

This is a detached, single storey building of part flint and weather-boarded beneath a pitch tiled roof, comprising kitchen/sitting room; bedroom; bathroom and a further unconverted room.

OUTSIDE

Lower Stunts Green Farm is approached from the road via an in and out driveway, one of the gates being electric. There is a parking area for horse lorries which in turn leads in to a further parking area for cars. The gardens are principally laid to lawn with a charming more formal area adjoining the garden room, which has a paved terrace, ideal for outside dining and entertaining, raised flower borders with brick retaining walls, an arbour with vine, and a small orchard.

Adjacent to the house is a timber and tile garden store, and a glasshouse.

FARM/EQUESTRIAN COMPLEX

There is a comprehensive selection of facilities which include a portal-framed barn comprising five large purpose-built loose boxes plus an adjoining internal area for wash down, rugs, washing machine, storage and two further loose boxes.

Adjoining is a brick, part weather-boarded and tiled single storey building comprising a tack room with sink, staff room with a staircase leading up to a large storage room.

In addition, there is a U-shaped stable block providing eight further loose boxes, with tack room, and concreted post and rail enclosed yard to the front.

There is a useful turnout pen, and a steel-framed hay store. In addition, there is garaging with WC and a further brick outbuilding.

There is a superb manège 60x25m by Charles Britton, recently resurfaced by Bill Kear with all-weather sand and fibre and newly enclosed by timber post and rail with kick boards.

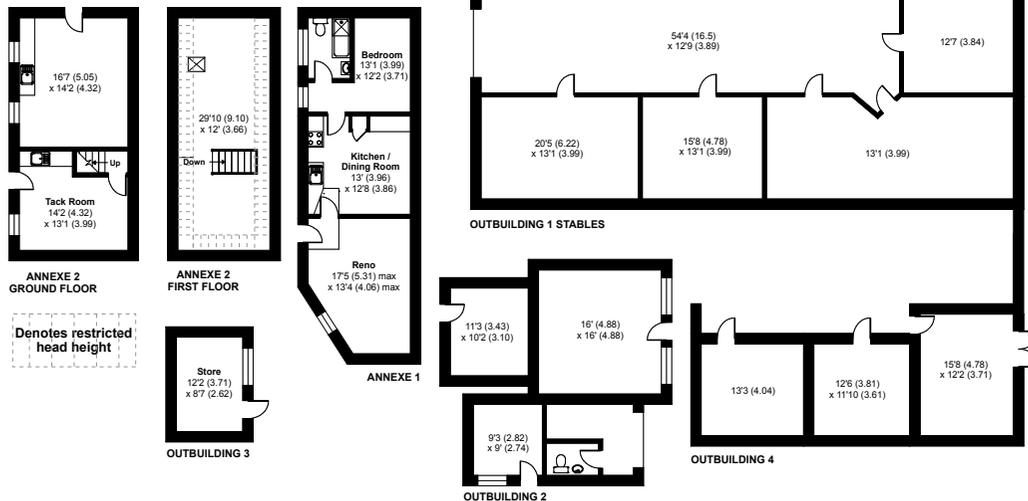
The driveway continues past the manège down to a 4-bay portal-framed barn, one bay is a fully lockable store.

The land lies on a gentle south facing slope and is divided into five paddocks, together with an area of woodland.

The gardens and grounds extend in all to about 10.55 acres.

Stunts Green, Herstmonceux, Hailsham, BN27

APPROX. GROSS INTERNAL FLOOR AREA 3735 SQ FT 346.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From The Woolpack Inn in the centre of Herstmonceux take the road signposted to Cowbeech and after about 0.7 of a mile, on reaching Stunts Green, Lower Stunts Green Farm will be found on the left at that junction.

Additional Information:

Local Authority: Wealden District Council. Tel: 01892 602010
www.wealden.gov.uk

Services: Mains electricity, gas and water (not checked or tested)
Private drainage.

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers ESX206214 and ESX294348.

EPC: EPC Rating F

Joint Sole Agents with Samuel and Son



Annexe



GUIDE PRICE £1,250,000

VIEWINGS
For an appointment to view please contact our Battle Office,
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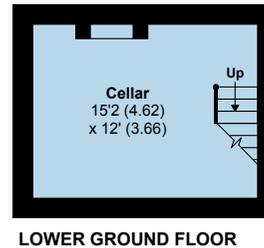
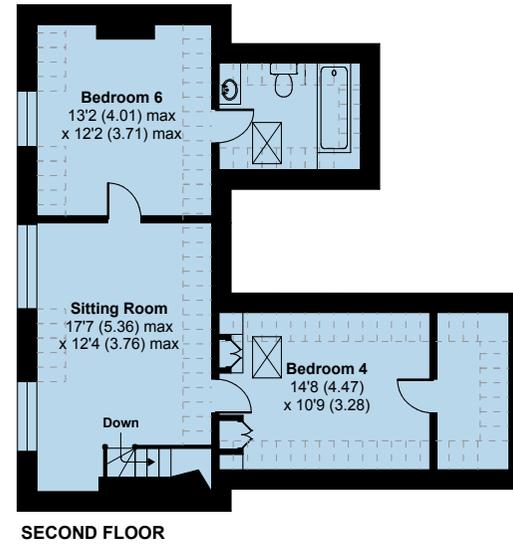
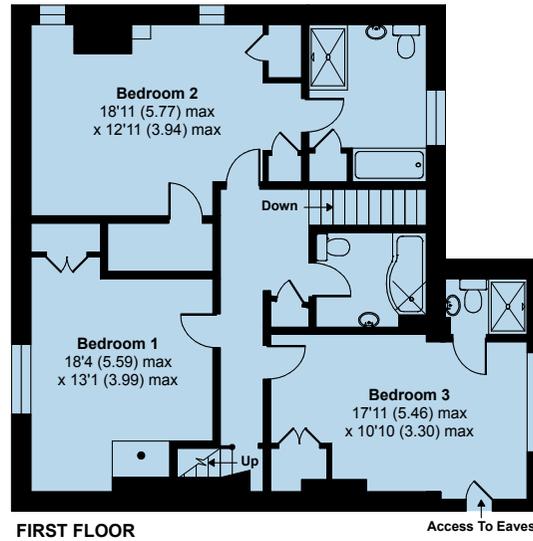
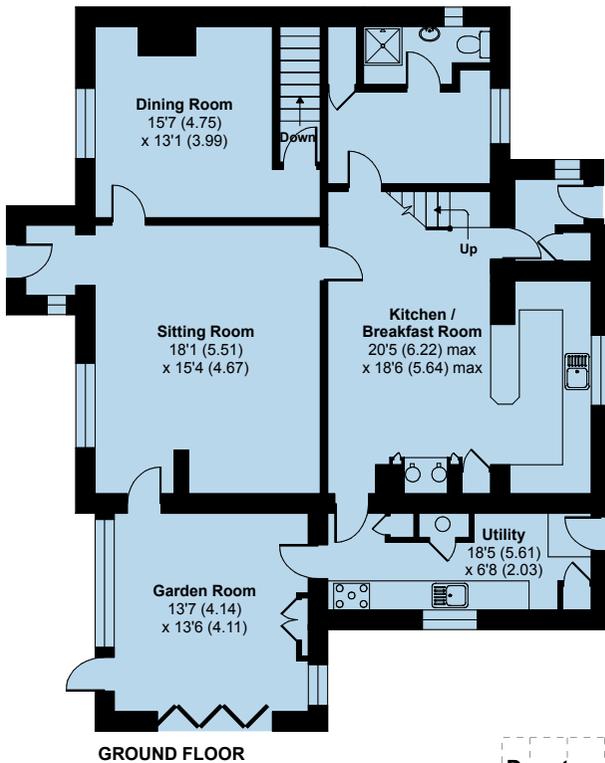
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APPROX. GROSS INTERNAL FLOOR AREA 3043 SQ FT 282.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted head height



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