



## Longdown Farm

Mill Lane, Hooe, Battle, East Sussex, TN33 9HT

Batcheller  
Monkhouse

# LONGDOWN FARM

A picturesque Grade II Listed period farm house in a wonderful rural location with views over surrounding farmland, together with an extensive range of outbuildings including an office/annexe, triple garage, stabling and tractor barn, garden and six pasture fields - in all about 18.4 acres

## Ground Floor:

- Entrance Hall
- Drawing Room
- Dining Room
- Study
- Farmhouse Kitchen/Breakfast Room
- Utility/Laundry Room
- Cellar

## First Floor:

- Principal Bedroom with en suite Shower Room
- 2 further Bedrooms
- Family Bathroom

## Second Floor:

- 2 further Bedrooms
- Bathroom

## Outside:

- Office/Annexe
- Triple Garage with Games Room above
- Tractor Barn/Area for Stabling
- Hay Barn with Kennel and Tack Room
- Established Garden and six Pasture Fields
- In all about 18.4 acres

## AMENITIES

Longdown Farm is in a delightful rural location, situated at the end of a private 0.3 of a mile drive shared with one other property on the southern edge of the village of Hooe. Thus well away from main road traffic in this popular stretch of rural countryside with the sea at Normans Bay being about 6.6 miles.

Hooe village centre, with local garage and Red Lion public house, is 0.6 miles distant, and Ninfield with local amenities, including NHS primary care, is 2.25 miles away. The historic town of Battle, with its good range of shops and mainline station (London Bridge/Charing Cross) is some 6 miles distant.

Polegate station (London Victoria) is about 8.6 miles away. The coastal towns of Bexhill-on-Sea and Eastbourne are approximately 10 and 15 minutes' drive respectively. Little Common, with its selection of local shops, is about 3.3 miles and the sea at Cooden Beach some 4.2 miles.

State and private schools within easy reach include Ninfield Primary School and Bexhill Community College. Bede's is at Upper Dicker; St Andrew's and Eastbourne College are at Eastbourne; Battle Abbey is at Battle, whilst Vinehall is at Robertsbridge.

## DESCRIPTION

Longdown Farm is a picturesque detached Grade II Listed period farmhouse which has been sympathetically modernised over the years to form a comfortable and well-appointed family home. The elevations are brick, part tile hung beneath a tiled roof, with oak mullioned windows, original parquetry, light oak timbering, timber internal doors and oil-fired central heating.

The main features are:

- Oak door to the hall with oak floor, leading through to the drawing room with fine inglenook fireplace, a timbered ceiling, window seat, exposed brickwork to one wall, oak floor, double aspect and a door to the garden.
- The dining room has a fireplace (sealed) in pine surround, window seat, parquetry along one wall and a timbered ceiling. From the drawing room there is a door to the cellar which has windows. There is a useful study also with parquetry to one wall.





- The farmhouse kitchen/breakfast room has been re-designed with bespoke fitted units and comprises glazed sink with granite work surfaces, cupboards and drawers beneath, oak floor, cupboard under the secondary staircase, integrated dishwasher, larder cupboard, electric 3-oven Aga and companion 2-fan induction hob oven, set in former inglenook fireplace. A stable-type door leads to the garden.
- The utility room has a high ceiling and a sink, work surface, plumbing for white goods, tiled flooring, oil-fired central heating boiler and bench seat storage.
- The first floor is approached via two staircases, the main one being oak and leading to the landing and the principal bedroom, which is double aspect and has an oak floor, fireplace, range of cupboards and bench seat storage, walk-in wardrobe cupboard and en suite shower room with shower cubicle, basin and WC.
- There are two further bedrooms, one of which is approached via a secondary staircase from the kitchen, and also a family bathroom with bath having shower fitting, two basins, WC and storage cupboard.
- The second floor is approached via an oak staircase with parquetry to the wall and has two further bedrooms which inter-communicate. There is a landing with a staircase down to bedroom 2 and another bathroom with bath, basin and WC.



## THE OUTBUILDINGS

These are one of the features of Longdown Farm and include an excellent brick and tile three-car garage with oak doors and an external staircase to the cinema room/playroom above. Attached to the house is a brick and tile outside WC and log store.

There is a large pole barn clad with corrugated iron providing an area for stabling (with hot water supply), hay storage and space for tractors. A further building provides kennels and tack room with secure yard area, and a large corrugated iron storage barn incorporating an open fronted garage.

The office/annexe comprises living room/bedroom; kitchenette; shower room with shower cubicle and basin and separate WC (Note: this does not have formal planning consent).

## THE GARDENS AND GROUNDS

Longdown Farm is approached down a drive of about 0.3 of a mile and through hardwood gates with an entry system

The gardens and grounds form a very attractive setting, with parking space for cars and horse trailers. There are brick paths and terrace, large decked area adjacent to the house ideal for entertaining, areas of lawn, trees and shrubs.



In addition, there are six hedge-enclosed pasture fields with water troughs, a natural pond, and a selection of oak and ash trees.

In all about 18.4 acres.

## DIRECTIONS

From Ninfield, proceed in a southerly direction on the B2095 towards Hooe for about 1.2 miles and shortly after passing Athelas Plant Nursery turn left into Straight Lane (at this point ignore the satnav and do not go down Mill Lane). Continue for approximately 250 metres before taking the first right into an unmarked lane. Follow this lane straight down for about 0.3 of a mile keeping to the tarmac drive to the gated entrance to Longdown Farm.

### Additional Information:

**Local Authority:** Wealden District Council.

Telephone: 01892 602010 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains electricity and water.

Private drainage. No mains gas or connection to mains drainage

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX368439

**Important Note:** - In accordance with the Estate Agents Act 1979 the vendor of this property is a partner of Batcheller Monkhouse.



**GUIDE PRICE £980,000 - £1,100,000**

## VIEWINGS

For an appointment to view please contact our Battle Office,  
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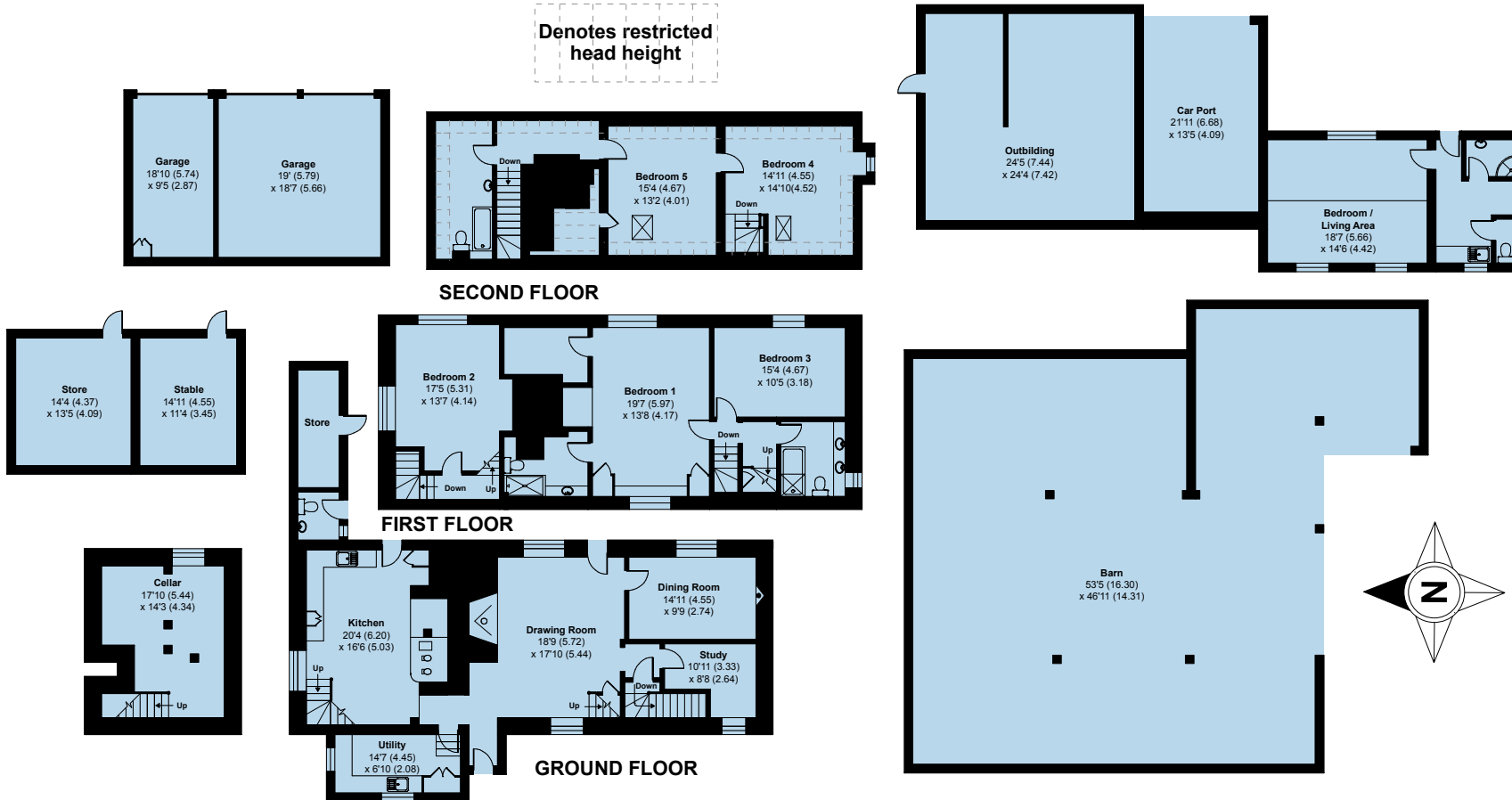
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# Longdown Farm, Mill Lane, Hooe, Battle, TN33 9HT

APPROX. GROSS INTERNAL FLOOR AREA 2966 SQ FT 275.5 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, GARAGE, OUTBUILDING & STORE)

Denotes restricted head height



## NOTE:

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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.

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