



TANYARD MANOR

SHARPTHORNE • WEST SUSSEX



TANYARD MANOR

HORSTED LANE • SHARPTHORNE • WEST SUSSEX • RH19 4HY

Grade II listed fifteenth century manor house
with ancillary accommodation

TANYARD MANOR

Entrance hall, drawing room, sitting room, dining room, study, kitchen/breakfast room, utility room, pantry, boot room, cloakroom, WC

Cellar/plant room

Master bedroom with en suite bathroom, 6 further bedrooms, dressing room, bathroom with sauna, shower room, store room

ANNEXE, OUTBUILDINGS, GARDENS AND GROUNDS

Detached outbuilding comprising: 2 bedroom cottage with living room, kitchen and bathroom, office, gym/games room, workshop, store rooms, log store, gardener's WC and open bay garaging

Swimming pool, tennis court, tennis pavilion

Vine house, greenhouses

Landscaped gardens, kitchen garden, paddock, lake, pond and stream

EPC exempt

About 8.55 acres

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Your attention is drawn to the Important Notice on the last page of the text.



DESCRIPTION

Tanyard Manor is a fine example of late medieval architecture, believed to have been originally built by monks as a tannery and dating from the fifteenth century with later additions. Tanyard Manor has much charm, and a wealth of wonderful period features including exposed beams and plasterwork, wood panelling, leaded lights and inglenook fireplaces. Having been in the same hands for more than forty years, the property offers great scope for updating, subject to any necessary consents.

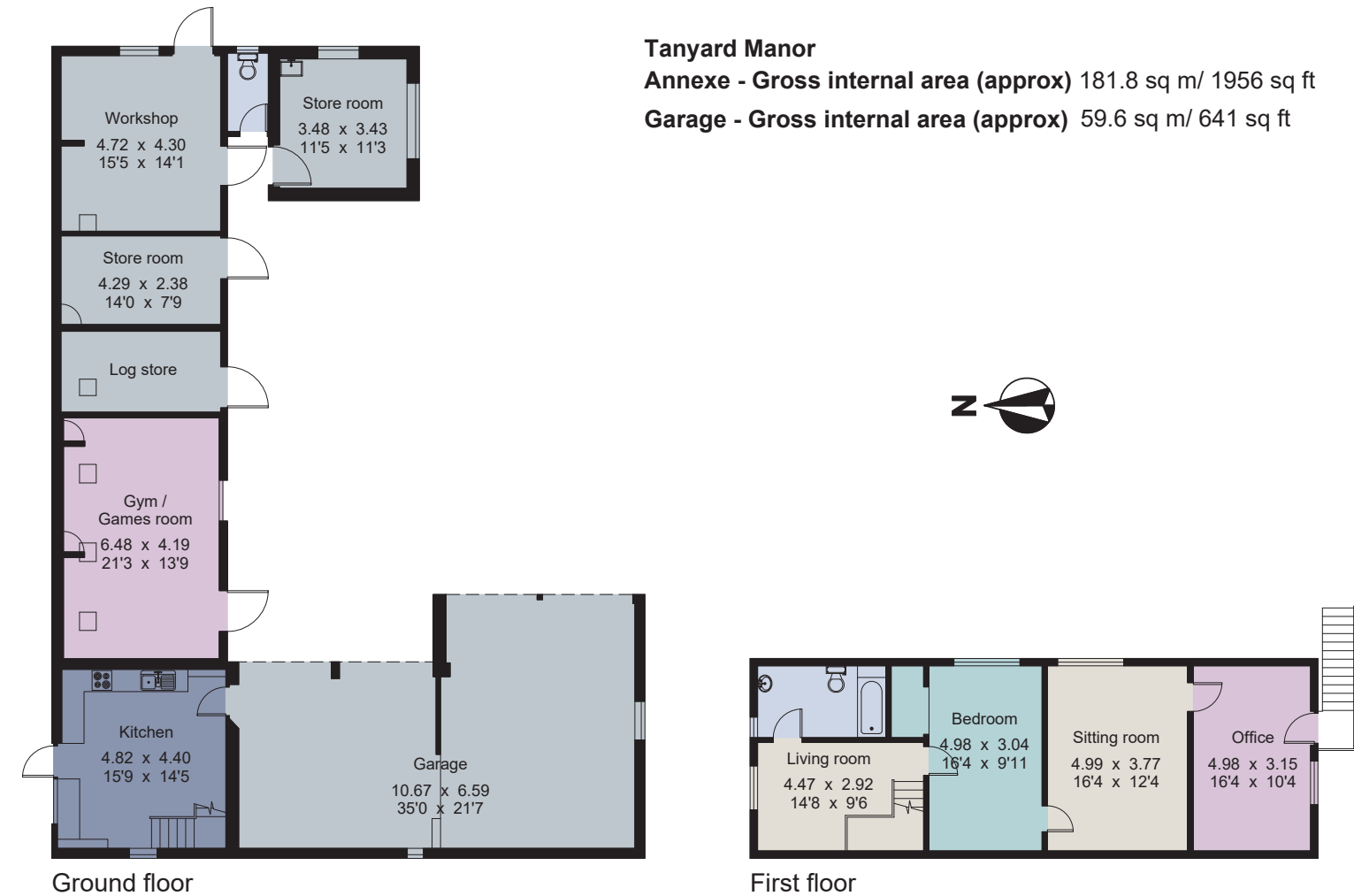
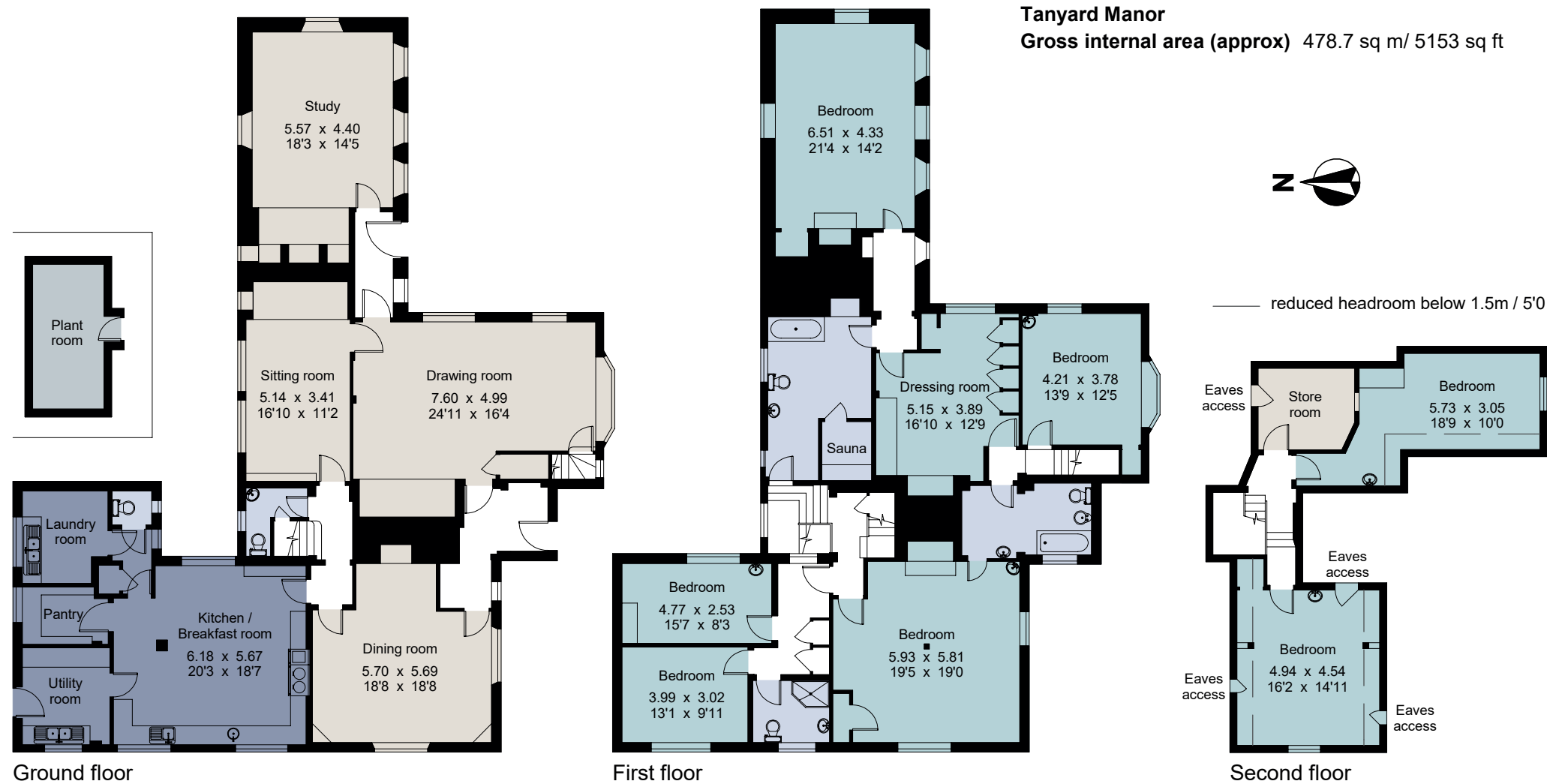
Tanyard Manor and its adjacent Annexe provide more than 7,000 square feet of accommodation, home office, staff quarters, gym/games room and approximately 650 square feet of covered parking for four cars.

The main house offers a generous 5,153 square feet of accommodation arranged over three floors, with three formal reception rooms, a study and a large kitchen/breakfast room on the ground floor. Of particular note is the drawing room with a bay window and working inglenook fireplace, and the sitting room in which a fresco (sometimes found in great 15th century houses) has been painted with natural pigments typical of the period by a recognised French artist. On the first and second floor are seven bedrooms (five with basins) and three bathrooms, one en suite to the master bedroom which is served by a dressing room.

The floorplans and the accommodation list give an excellent overview of the full extent and layout of the property.







ANNEXE, OUTBUILDINGS, GARDENS AND GROUNDS

Tanyard Manor occupies an elevated position within its grounds, and is approached via a sweeping driveway offering a striking vista across the extensive park-like gardens to the pond and stream at the eastern boundary.

The property has good leisure facilities with a heated swimming pool, all weather tennis court and pavilion, and a nine hole practice golf course.

A detached Annexe provides ancillary accommodation for staff or guests, as well as office space, storage and parking.

To the east is a well-stocked walled kitchen garden with raised beds, two greenhouses and a vine house.

To the north of the house is the paddock, with a path leading to the lake.

About 8.55 acres in all

AGENT’S NOTE

The path crossing the lake and paddock is a public footpath. Please see the site plan for more details.



SITUATION

Tanyard Manor is situated in the High Weald Area of Outstanding Natural Beauty, close to Ashdown Forest. Sussex offers many excellent sporting opportunities with golf at Royal Ashdown, Haywards Heath and Piltdown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly and the coast. Spa and country house hotels include The Ravenswood Hotel, Alexander House, Ashdown Park Hotel, Gravetye Manor and Ockenden Manor.

The nearby villages of Sharpthorne and Horsted Keynes (about 1 and 1.5 miles respectively) both have a village store and two public houses; the village of West Hoathly offers two public houses. Forest Row has shops and restaurants, and is about 4.5 miles distant. East Grinstead and Haywards Heath offer a further range of facilities and amenities.

Railway stations: Gatwick, for the Gatwick Express service, is 12 miles by road (London Victoria from 30 minutes). Further train services at East Grinstead, Balcombe, Three Bridges and Haywards Heath.

There is a good range of schools in the area, both state and private, including West Hoathly primary school, Horsted Keynes primary school, Cumnor House, Brambletye, Ashdown House, Handcross Park, Worth, Michael Hall (Rudolph Steiner) and Ardingly College.

Important Notice:
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DIRECTIONS

From Horsted Keynes, take Cinder Hill north. Keep left at the junction with Chilling Street. Pass The Ravenswood Hotel on the left and Ravenswood Cottages on the right; Tanyard Manor is the next entrance on the right.

SERVICES

Partial oil fired central heating (some storage heaters), mains electricity and water, private drainage.

OUTGOINGS

Mid Sussex District Council, 01444 458166, council tax band H.

TENURE

Freehold.

VIEWING

Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

