DETACHED HOUSE WITH EXTENSIVE OUTBUILDINGS IN LOVELY COUNTRYSIDE SETTING

HOLSTEIN FARM
EAST GRINSTEAD, WEST SUSSEX
HOLSTEIN FARM, VOWELS LANE
EAST GRINSTEAD, WEST SUSSEX RH19 4LL

- Reception hall
- Sitting/dining room
- Kitchen/breakfast room
- Family room
- Utility room
- Ground floor bathroom
- Cloakroom
- 4 bedrooms (1 en suite)
- Family bathroom
- Integrated double garage
- 2 timber framed outbuildings/workshops
- Open bay barn with attached store
- Pens/hay store
- Open yard
- Fully fenced paddocks
- Gardens
- EPC rating – E
- In all, about 6.24 acres

Description
Situated in lovely countryside, Holstein Farm is a detached four bedroom property dating from the late 1980s. This 2,677 sq ft dwelling is well presented with spacious rooms and a flexible layout, and was originally built as the farmhouse of a working livestock farm. The property has no agricultural restriction and has potential for conversion and extension, subject to obtaining the relevant consents and planning permission. The full extent and layout of the accommodation can be seen on the floorplans.

Holstein Farm is approached from Vowels Lane by a gated drive which has a gravelled spur leading to the left, up to the house and integrated garage. The middle spur leads to the paddock, and the long concrete driveway leads up to an extensive range of outbuildings and an open yard, which could have potential for conversion, subject to planning permission. The situation of the farm buildings can be seen on the site plan.

The house sits in lovely gardens planted with a good range of established flowering shrubs and plants surrounding a west-facing terrace with space for seating, offering superb views over the property’s own pasture and adjacent woodland where public footpaths and bridleways can be enjoyed. In the spring, the front garden displays a profusion of narcissus and tulips growing in grass, which gives way to a wild flower meadow in summer.

There are two paddocks lying to the north west of the property, one of which has mains water connected.

In all about 6.24 acres.

Situation
Holstein Farm occupies a superb semi-rural location adjacent to the Gravetye Manor Estate. The villages of West Hoathly and Ardingly provide a good selection of pubs and village stores. East Grinstead (2.5 miles) and Haywards Heath (8 miles) provide further shopping and leisure facilities.
The area offers excellent transport links with mainline rail services at Gatwick airport (9 miles, fast service from 30 minutes) and Haywards Heath (from 43 minutes) to London.

The M23 gives access to the M25 and in turn to the national motorway network. There are many highly regarded state and independent schools in the area.

**Directions:** From Haywards Heath proceed north on the B2028, through the villages of Lindfield and Ardingly, north towards Turners Hill. Turn right into Selsfield Road (signposted West Hoathly and Sharpthorne), and almost immediately left into Vowels Lane. Proceed forward, passing the signs to Gravetye Manor on the right after which Holstein Farm is the second property on the left.

**Services:** LPG gas fired central heating; mains water and electricity; private drainage

**Outgoings:** Mid Sussex District Council, 01444 458166. Council tax band G

**Tenure:** Freehold

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

**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.
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FLOORPLAN

Holstein Farm, East Grinstead
Gross internal area (approx.)
House - 248.7 sq m (2677 sq ft)
Garage - 35.7 sq m (384 sq ft)

For identification only - Not to scale
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Restricted height

First floor

Bedroom
5.47 x 3.07
17'11" x 10'0"

Bedroom
5.47 x 3.07
17'11" x 10'0"

Bedroom
4.74 x 3.75
15'6" x 12'3"

Bedroom
5.47 x 3.07
17'11" x 10'0"

Bedroom
5.37 x 4.59
17'7" x 15'0"

Garage
4.35 x 3.76
14'3" x 12'4"

Family room
5.14 x 4.51
16'10" x 14'9"

Kitchen / Breakfast room
5.14 x 4.51
16'10" x 14'9"

Utility room

Reception hall
4.35 x 3.76
14'3" x 12'4"

Sitting / Dining room
8.53 x 5.47
27'11" x 17'11"

Ground floor

Garage
7.54 x 4.62
24'8" x 15'2"

Energy Efficiency Rating

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