



Immaculate Victorian Country House with tennis court, annexe, stables and about 5.56 acres.

Glencove House, Plumpton Green, East Sussex BN7 3DE

Guide Price £2,995,000 Freehold



Glencove House: entrance hall, drawing room, kitchen/dining/sitting room, study, family room, two cloakrooms, wine cellar/recording studio, utility room/boot room, boiler room, principal bedroom with en suite bathroom, six further bedrooms, family bathroom, shower room

Annexe: living room/kitchen, bedroom, shower room, attached gym/laundry room

Gardens and orchard
All weather tennis court, play area
Open party barn with secure store
Stables, tack room and paddocks

About 5.56 acres

About this property

Glencove House is a beautifully presented country house, with symmetrical rendered elevations under a tiled roof. The property is believed to have been built by a tea merchant in the late 1890s/early 1900s, and named Glen Cove, after the New York Bay he imported from. The property has been the subject of significant renovation and extension, creating a stunning contemporary family home which includes a 52' air-conditioned kitchen/dining/family room; the accommodation throughout is comfortable yet spacious, ideal for both entertaining and for day to day family life.

Internally, the property has been beautifully decorated and is exceptionally well presented; features include high ceilings with coving and elegant sash windows, some fitted with internal shutters.

The dual aspect drawing room is a wonderful space for formal entertaining, and has a beautiful stone fireplace set with a woodburner and a pretty outlook

over the front garden. Across the hall is a study.

Situated beyond the drawing room is the superb open plan kitchen/dining/sitting room, a wonderful, triple aspect room spanning the entire rear elevation, with far-reaching views across the property's own grounds and the surrounding countryside. This is an ideal space for day to day use, and is served by a utility room/boot room and a boiler room.

The kitchen is superbly fitted with an excellent range of Schrodter units complemented by oak and Caesarstone surfaces; integrated appliances include a propane gas-fired hob and twin Neff ovens. Two solar-reflective roof lights ensure natural light; double doors open to the balcony which has space for table and chairs, and steps leading down to the garden.

The lower ground floor offers a versatile suite of rooms currently configured as a large games/playroom, a guest bedroom, a cloakroom, and an





air-conditioned wine cellar, which is fully soundproofed and suitable for use as a recording studio.

From the entrance hall, the impressive split staircase rises to the first floor and its galleried landing which has access to the roof terrace.

The principal bedroom is triple aspect, and has a luxury en suite bathroom with a contemporary roll top bath and walk in shower. There are three further bedrooms and a family bathroom on the first floor. On the second floor are two further bedrooms, separated by a galleried landing which creates a cosy children's library, and served by a shower room.

Outbuildings, gardens and grounds

Glencove House is set back from Station Road behind a rendered wall, which opens to the gravelled driveway and parking area ahead of the annexe and house. The annexe briefly comprises open plan living room/kitchen, bedroom, shower room; it has its own private garden with a deck and an adjoining gym/laundry room.

The front garden is mainly laid to lawn, with well-stocked borders close to the house. The rear garden is fully enclosed. A huge paved terrace spans the rear elevation, with steps up the side terrace, which has space for table and chairs. The lawn stretches gently away from the house, and is the open orchard which is planted with a variety of established fruit trees.

To the north of the house and formal gardens is a children's play area, complete with play equipment, tree house and wooden fort. Beyond is the all-weather tennis court, added in March 2022, and an open barn with power connected, creating an excellent space for entertaining al fresco.

There are two paddocks, which have their own access direct from Station Road, and one has water connected. There is a recently refurbished timber stable block with power and water, comprising two stables and a tack room set in an enclosed yard with direct access to the paddocks.

In all, about 5.56 acres.

Agent's notes

There is a public footpath crossing the smaller, most northern paddock, accessed from Station Road.

The property is listed at the Land Registry as "Glencove" and with Royal Mail as "Glencove House".





Situation

Glencove House is situated on the edge of the popular village of Plumpton Green, which sits at the foot of the South Downs National Park in the heart of Sussex, and is well known for its Racecourse.

Plumpton Green is a thriving active village with a strong community spirit. There are many playgroups, a nursery school, primary school, numerous clubs and societies, a pub, racecourse, church, a station offering direct service to London and an excellent village shop. Comprehensive shopping and leisure facilities are at Haywards Heath (five miles), Lewes (7.5 miles), and Brighton (13 miles).

There are many leisure activities available in the area including bridlepaths and footpaths across the surrounding countryside, racing at Plumpton, Brighton and Goodwood, and golf across the county. Sussex has a vibrant cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: Plumpton station is under a mile south of the house and offers services to London Bridge/Victoria (from 55 minutes) and Lewes. Haywards Heath offers a fast service to London Bridge and London Victoria, journey time from 41 minutes. The A23/M23 lies to the west, giving access to Gatwick airport (19 miles), the south coast and the M25.

Schools: There are many highly regarded state and private schools in the local area, including Plumpton Primary School, Cumnor House School, Ardingly, Hurstpierpoint, Lancing and Brighton Colleges, Lewes Old Grammar School, Chailey Secondary School, Lewes Priory, Plumpton Agricultural College, Cottessmore, Bedes and Benenden.

Directions

From South Road, at the Plough Inn turn into Station Road and head south. Glencove House is on the left after about a third of a mile.

Services

Central heating: part oil-fired/part air source heat pump (also provides air conditioning); mains water and electricity; private drainage.

Outgoings

Lewes District Council, 01273 471600. Council tax band H.

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.






Approximate Floor Area = 530.7 sq m / 5712 sq ft
Outbuildings = 179.2 sq m / 1929 sq ft
Total = 709.9 sq m / 7641 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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