



HOMESTALL MANOR

ASHURST WOOD  WEST SUSSEX



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ASHURST WOOD, EAST GRINSTEAD, WEST SUSSEX, RH19 3PG

Upon instructions from

BM
BELLEVEUE MORTLAKES
PROPERTY & FIXED
CHARGE RECEIVERS

H.Varsani & M.Yianni

A magnificent and historic Grade II* listed property with an extensive complex of associated buildings, all situated in a spectacular private site of about 28 acres

East Grinstead station three miles, Tunbridge Wells 12 miles, Gatwick airport 12 miles, central London 33 miles

HOMESTALL MANOR

Baronial hall • 10 reception rooms • kitchens • 26 bedrooms • 11 bathrooms • EPC rating E

OUTBUILDINGS

Games barn • garden store • garaging/stores • offices • sports hall • party barn

GARDENS AND GROUNDS

Outdoor swimming pool • two all weather tennis courts • walled garden • ponds

GARDENER'S COTTAGE

2 bedroom, detached bungalow, with open plan kitchen/sitting/dining room • family bathroom

DEVELOPMENT POTENTIAL

ABOUT 27.98 ACRES

GUIDE PRICE: £5,500,000

ABOUT THIS PROPERTY

Grade II* listed Homestall Manor is a substantial part medieval, part Tudor detached property set in grounds of about 28 acres. The principal property has an interesting history and now offers the potential to create an imposing residence with a collection of outbuildings and a plethora of potential uses.

The original house, known as Homestall, formed the south-west wing, a predominantly C15th and C16th timber-framed building, characterised with plaster infilling and believed to have once been John of Gaunt's hunting lodge. In the early C20th Homestall Manor was acquired by the Dewar family, who added the C16th timber-framed baronial hall as the east wing, by moving Dutton Hall from Cheshire to Ashurst Wood. This portion of the property has an elaborately carved, two storeyed porch with gable over, dated 1562. The impressive great hall has a partly enclosed hammer-beam roof, believed to have originated from the wardroom of the last English ship to go into battle under sail, a stone fireplace dated 1585 and the front door, from a French monastery, which is over 1,000 years old.

During the Second World War the property served as an auxiliary hospital, and in the late 1940s the house became Stoke Brunswick prep school. It was converted back to residential use in 2009.

In its current configuration, Homestall Manor offers approximately 26,259 sq ft of accommodation (not including lofts and cellars), with its various outbuildings offering an additional c 11,712 sq ft, including Gardener's Cottage, which comprises a single storey, two bedroom detached cottage, with open plan living accommodation.

The property is reached via a long driveway, leading through the grounds to the house. To the South of the house are formal gardens with ponds and overlooking woodland. Within the grounds are an outdoor swimming pool, two all weather tennis courts, a walled garden, and various outbuildings including a games barn, a three bay garage with attached stores, offices, a party barn with first floor office, and a large garden store.

The remainder of the grounds are predominantly grassed with some trees and shrubs planted, and extend to about 27.98 acres in all.





PLANNING PERMISSION

Previously the property was used as a residential school. We understand its current use is as a single dwelling (4/8/2011 WD2011/0601/MAJ, 4/8/2011 WD/2011/0602/LB). Subsequent planning and listed building consents include for a new swimming pool, new car port and studio, orangery, terraced area and an indoor swimming pool.

Planning and listed building consents were also granted for to convert Homestall Manor to a 27 bedroom 5 star hotel and conversion of the former school outbuildings to 15 holiday cottages (27/1/2021 [WD/2020/0914/MAJ](#), 27/1/2021 WD/2020/0915/LBR, 10/11/2022 [WD/2022/2325/MFA](#)).

Prospective purchasers must satisfy themselves on planning matters directly with Wealden District Council.





DEVELOPMENT POTENTIAL

HOTEL LEISURE & TRADING

We are of the opinion that the site in the main would potentially suit a hotel, wedding venue, commercial or institutional use (STPP) that would preserve the listed status of the building whilst also engage with the public at large. The current consent involves the sensitive conversion of the main building to create 27 hotel rooms together with brasserie restaurant and terrace from the current kitchen which will also serve the internal courtyard, the formal restaurant located in the existing dining room and sitting room, guest lounge in the great hall and guest bar in the John of Gaunt wing. In addition to this the consent also provides 15 holiday lets from converting the former school outbuildings. The opportunity therefore exists for this consent to be rationalised to form an alternate leisure offering with further bedrooms subject to demand, viability and planning.

Adam Bullas, Director, Savills Hotel Leisure & Trading

EDUCATION

In its more recent history, the site operated as a school, with much of the former teaching accommodation in the range of outbuildings. The site and buildings would lend themselves to reversion to education use, and the current layout and rooms sizes are well suited to meeting contemporary education needs, particularly in specialised education provision such as SEND.

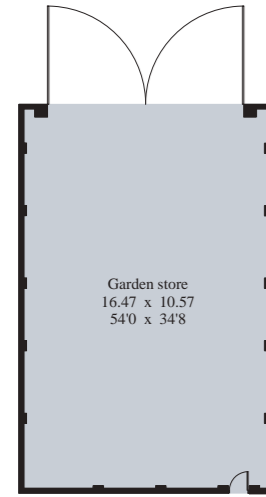
Stuart Jones, Director, Savills Development, Education

FURTHER DEVELOPMENT

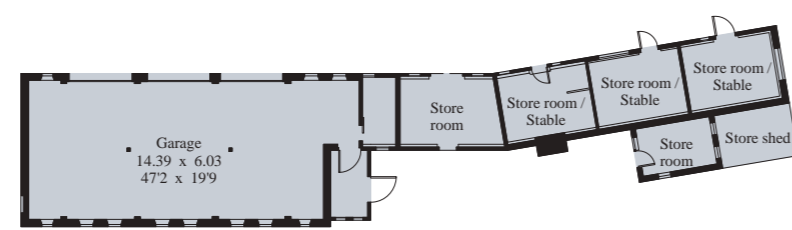
Schemes have been drawn up in the past to convert the main house and outbuildings into residential houses and apartments.



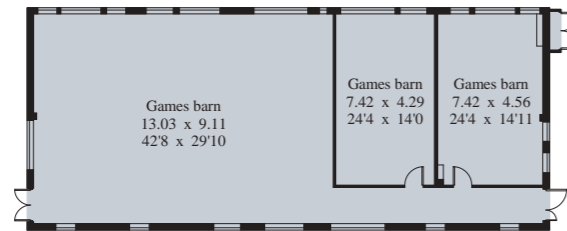
Garden store 174.0 sq m / 1872 sq ft



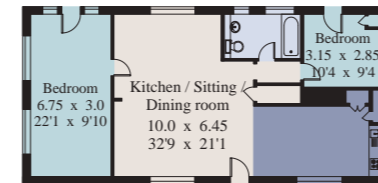
Garage / Stables 147.0 sq m / 1582 sq ft



Games barn 201.4 sq m / 2167 sq ft



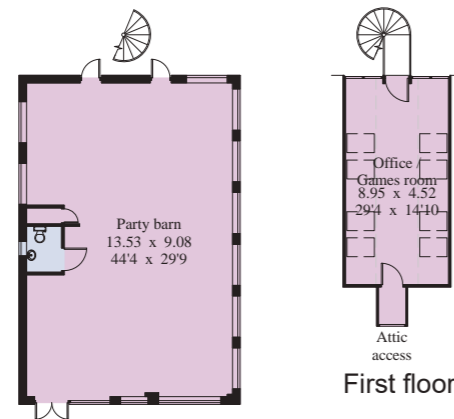
Gardener's Cottage 88.4 sq m / 952 sq ft



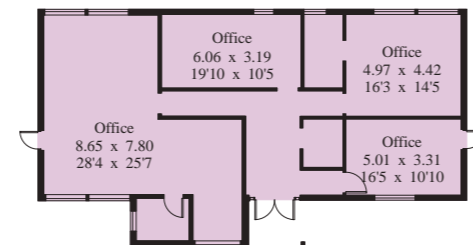
Sports hall 161.6 sq m / 1739 sq ft



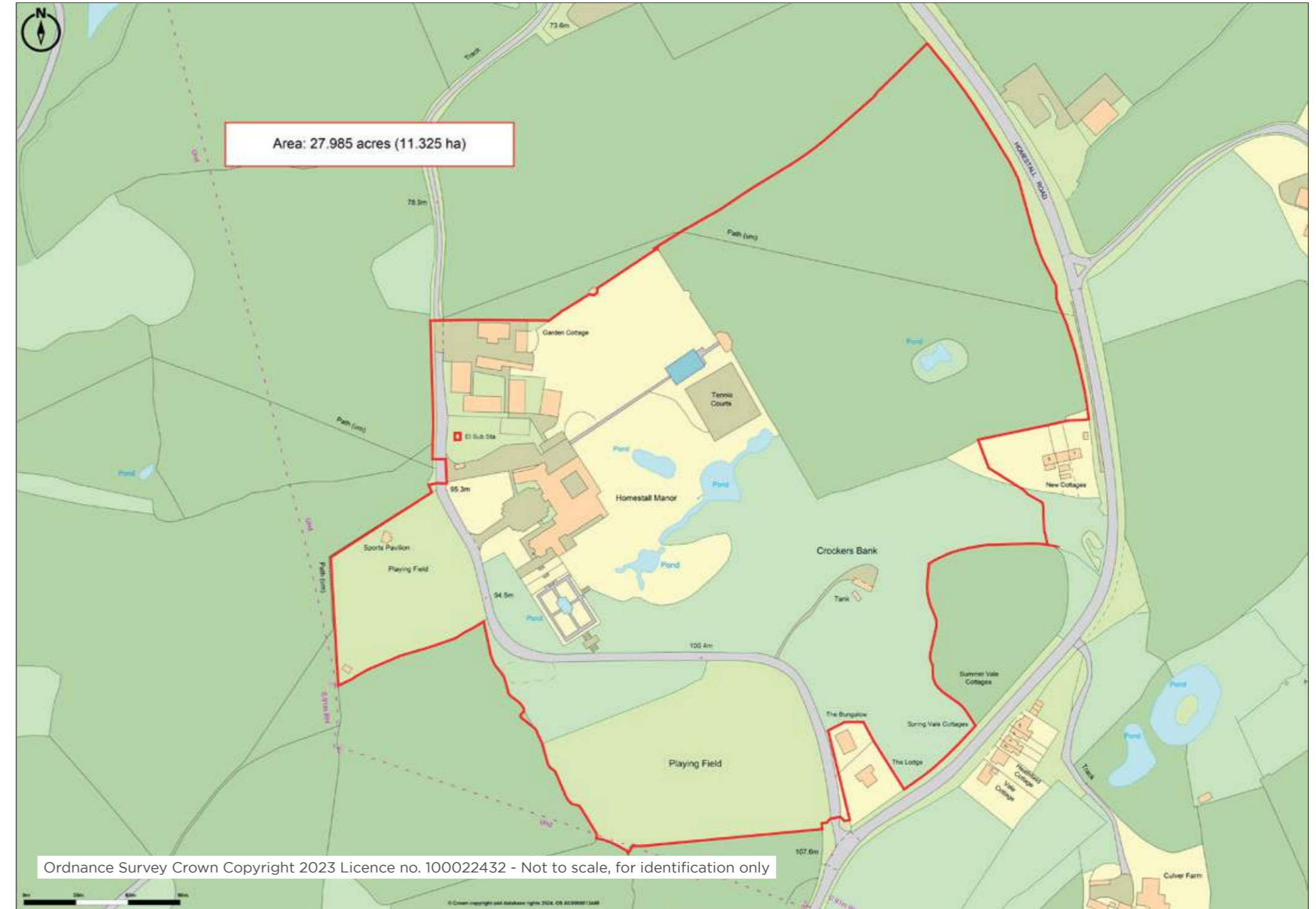
Party barn 164.7 sq m / 1772 sq ft



Office 151.3 sq m / 1628 sq ft



Total outbuildings 1088.4 sq m / 11712 sq ft



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LOCAL INFORMATION

Situated on the outskirts of the delightful village of Ashurst Wood. Ashurst Wood is located within the High Weald Area of Outstanding Natural Beauty, and is a thriving and well served village with a post office, village shop, church, village hall, a pub and several independent shops and businesses. More extensive shopping facilities can be found in the nearby towns of East Grinstead (three miles) and Tunbridge Wells (12 miles).

The area has excellent road and rail links from the M25 and A22 which provide easy access to London, the south coast and Gatwick international airport (12 miles). Mainline rail services to London Bridge and Victoria operate from East Grinstead station.

Ashurst Wood has its own small primary school. Preparatory schools in the area include Brambletye, Michael Hall Steiner Waldorf School, Cumnor House, Holmewood House, Lingfield Prep, Copthorne and Handcross. Secondary schools in the area include Lingfield, Tonbridge, Sevenoaks, Ardingly, Eastbourne and Mayfield.

There are numerous sporting and recreational interests in the area including horse racing at Lingfield Park and golf at Royal Ashdown Golf Club. Sailing is available at Ardingly Reservoir and Weir Wood Sailing Club, and at the coast.

There is an abundance of country walks including Ashdown Forest, cycling and riding to be had in the surrounding area within Wakehurst, Hever Castle and Winston Churchill's home Chartwell.

AGENT'S NOTE

There is a public footpath within the boundary and there are rights of way for neighbouring properties across the estate. Please refer to the agents or the East Sussex Rights of Way map which can be found here: [East Sussex Rights of Way Map](#)

SERVICES

Mains gas, electricity, water and drainage

OUTGOINGS

Wealden District Council, 01892 653311. 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 or 020 7409 5945. 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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