BARELANDS FARM

BELLS YEW GREEN | EAST SUSSEX | TN3 9BD

Frant mainline station (Bells Yew Green) ~ 1 mile | Tunbridge Wells ~ 4.5 miles
Gatwick Airport ~ 41 miles | Central London ~ 42 miles
(all mileage is approximate)

A GRADE II LISTED FARMHOUSE WITH SUSTAINABLE FEATURES,
NESTLED IN AN IDYLLIC RURAL POSITION,
WITH EXTENSIVE SPORTING AND LEISURE FACILITIES, OUTBUILDINGS
AND LAND OF ABOUT 162 ACRES IN TOTAL

Barelands Farmhouse: 5,614 sq ft

GROUND FLOOR:
front entrance porch, entrance hall, 3 reception rooms, study, rear hall, kitchen/breakfast room, utility room, boot room

FIRST FLOOR:
master bedroom with en suite bathroom, 4 further double bedrooms, 2 bath/shower rooms

SECOND FLOOR:
3 bedrooms, bathroom

cellar store

The Barn: 1,661 sq ft

games/leisure room with home cinema, sauna, steam-shower, cloakroom, gym with kitchenette, snooker room

EPCs for House and Barn = C

OUTBUILDINGS:
workshop, 2 bay timber framed open garage, 3 stables, greenhouse, cold frames
5,102 sq ft agricultural barn with machinery store and biomass generator

GROUNDS:
garden, kitchen garden, swimming pool, summer house, orchard, pasture land of about 108 acres,
woodland of about 50 acres, streams and spring fed ponds, secluded lake, stocked with carp and trout

in all about 162 acres
DESCRIPTION

Nestled at the end of a long, tree-lined driveway, in a rural position, this charming and beautifully presented timber-framed Sussex Farmhouse dates back in part to the 16th Century. Sympathetically and extensively renovated to a high standard, the property is a comfortable and adaptable family home, enjoying a rarely found setting, with an outlook over farmland and the surrounding countryside.

The property retains many interesting period features and has the benefit of modern technology providing sustainable energy, by way of solar panels and a biomass boiler, which not only reduce the reliance on fossil fuels, but also provide a basis to manage the surrounding woodland, and generate useful income. Further points of note include:

**Barelands Farmhouse:**

- well proportioned rooms, with good ceiling heights for a house of this age, and accommodation arranged over three floors;
- leaded light and oak framed windows, aged oak wall and ceiling beams, fireplaces and character drop latch oak internal doors;
- 2 principal reception rooms in the oldest part of the house, comprising a dining room with stone inglenook fireplace and oak flooring, and a sitting room with stone open fireplace and built-in oak shelving;
- separate study with built-in oak shelving and oak flooring;
- drawing room over-looking the garden in a more recent part of the house, with double doors out to the terrace, a brick fireplace with a stone hearth and oak flooring;
- rear hall with built in oak shelving and oak flooring with double doors out to the terrace;
- modern country-style kitchen with an Aga, open plan to an impressive oak framed breakfast room with under floor heating and a high vaulted ceiling. This lovely family space enjoys a far reaching outlook through big windows over the garden and lakes to the rear;
- practical domestic space including a utility room and boot room;
- 8 good-sized individual bedrooms, all enjoying a lovely outlook and arranged over the first and second floors;
- 4 well appointed bath/shower rooms.
The Barn:
Formerly part of the original dairy unit on the farm, a converted brick and timber detached barn is conveniently located adjacent to the main house, accessed via a covered walk way and now offering excellent ancillary family space, currently including:
- an impressive 46’ leisure room, with a home cinema, a high vaulted ceiling and double doors opening out to a sheltered swimming pool area behind, together with a sauna, steam-shower and cloakroom;
- gym with a small kitchenette;
- snooker room.

Outbuildings:
A useful range of timber outbuildings lie away from the house, linked to the barn and including a workshop, double bay open garage, pool room and, for those with equestrian interests, three loose boxes.

Biomass Energy System:
A substantial agricultural barn of some 5,102 sq ft, located on the opposite side of the yard, provides a workshop and machinery store, in addition to the space required for the state-of-the-art Heizomat biomass energy system, installed by Nexus Energy in 2013 and under a 20 year contract. This high tech system utilises circa 90 tonnes of seasoned wood chip per year which is harvested from the farm’s woodland, processed on site and fed directly into the fuel store. This heats the water and provides central heating for the house, swimming pool and barn. The heat produced is metered and Barelands Farm also supplies hot water to the next door Oast house, which is under separate ownership. The income generated from the Biomass system is in the region of £12,000 per annum.

Gardens and Grounds:
Barelands Farm enjoys a glorious setting within pretty gardens, with rolling countryside comprising swathes of pastureland and woodland beyond, providing a superb unspoiled natural environment.

A sheltered flagstone terrace spans the rear of the house, accessed from the kitchen/breakfast room, rear hall and drawing room, ideal for summer entertaining and the enjoyment of the outlook over three spring fed ponds and woodland beyond. A summer house sits in a secluded part of the garden overlooking the ponds, which are fox and child-proofed, and attract a wide variety of bird species.

The front of the property has a more formal approach with brick paths and a parterre-style garden with low box hedging and rose borders.

Pool and Kitchen Garden area:
A roman-ended heated swimming pool lies within a pretty sheltered courtyard, with a vine and wisteria to the elevations, on the far side of the barn.

A kitchen garden lies beyond, comprising enclosed raised beds, cold frames, a fruit cage and a substantial lean-to greenhouse against the dividing brick wall, also benefitting from heating.

Pastureland:
The pastureland extends out to three sides of the farmhouse, amounting to approximately 108 acres in total and divided into several fields with swathes of mature woodland between. The majority of the fields have water connected, are stock fenced and bounded by high mixed hedging.

The Woodland:
Amounting to about 50 acres, arranged in several blocks and administered under a Forestry Commission management plan, in conjunction with the sustainable Biomass Energy System. Rides have been cut through to facilitate the harvesting of the wood. The woodland is bordered by small streams and studded with wild flowers including orchids, primroses, wild garlic and bluebells.

Shooting and conservation:
The current owner has successfully managed an award winning small shoot and the farm is managed under the countryside stewardship scheme, creating a superb natural environment to encourage and sustain a wide variety of fauna and flora.

Lakes to the South East:
Located towards the southern boundary of the farm is a further large lake of about 3.6 acres, stocked with trout and carp and offering opportunities for fishing and water sports.

A pretty established orchard lies on the east side with a variety of apples, plums, pears and cherries.
SITUATION

Barelands Farm is set in an idyllic, yet not remote, position at the end of a long private driveway, in the High Weald Area of Outstanding Natural Beauty. Bells Yew Green is under a mile away, with its village shop, public house and Frant mainline station, with regular services to London (Charing Cross/Cannon Street/Waterloo East/London Bridge) from 52 minutes.

The pretty village of Frant is about 1.70 miles away, offering an active village community and additional amenities, including a primary school, shop/post office, church, village hall and several public houses. Tunbridge Wells (about 4.50 miles) offers more comprehensive facilities and an alternative mainline station, further up the same line.

State and Private Schools: A wide choice of excellent schools, including Frant Primary school, The Mead and Rose Hill (Tunbridge Wells), Holmewood House (Langton Green), Mayfield School for Girls, Tonbridge, Eastbourne and Sevenoaks public schools, Uplands School in Wadhurst and grammar schools in Tunbridge Wells and Tonbridge.

Communications: The M25 can be accessed about 29 miles to the North, via the A21, linking to other motorway networks and Gatwick and Heathrow airports. The Eurotunnel terminus is about 44 miles away.

Directions: From Tunbridge Wells proceed South on the Frant Road (A267) turning left into Forest Road. Take the first turning on the right onto Bayham Road (B2169) and continue along this road to Bells Yew Green. On entering the village, turn right towards Frant at the Brecknock Arms onto the Bells Yew Green Road and continue for about 0.30 miles until you reach the Brewery Business Centre on the right-hand side. The driveway giving access to Barelands Farm and two other properties is immediately opposite. Proceed down the drive way for just over 0.50 miles and fork left just before Barelands Oast. Continue down the drive, over the cattle grid to the property.
Services:
Mains water and electricity, private drainage. Oil-fired Aga, solar powered electricity, Biomass boiler providing hot water and heating.

Outgoings:
Wealden District Council, council tax band G (improvement indicator in place).

Agents Note:
A public bridleway runs down the drive from the Bells Yew Green Road, across the landholding, through the fields and woodland. Further details available on request.

Viewing:
Strictly by appointment with Savills on 01892 507000. If there is a 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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Photographs Taken April 2016  Brochure Prepared April 2016 SK/612092