

SHORTRIDGE FARM

ETCHINGHAM • EAST SUSSEX





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SHEEPSTREET LANE • ETCHINGHAM • EAST SUSSEX • TN19 7AZ

A CHARACTER GRANARY WITH A COMPLEX OF FARM BUILDINGS,
SET IN AN EXCEPTIONAL RURAL POSITION WITHIN ABOUT 51 ACRES,
WITH PLANNING FOR HOLIDAY LETS AND A FURTHER BARN
WITH PLANNING FOR A 5 BEDROOM DWELLING

The Granary

entrance hall, sitting room, family room, study, cloakroom, kitchen, 4 bedrooms (one en suite), family bathroom
EPC = F

The Annexe

kitchen/breakfast/sitting room, bedroom, shower room
EPC = F

Barn Complex

studio, games room, substantial workshop area, 4 store rooms, attic store
planning permission granted 5/06/13 Ref: RR/2012/2360/P for change of use into 4 holiday let units

Detached Barn to the south

planning permission granted 3/03/2017, application number: RR/2016/3134/P
proposed accommodation of about 3,178 sq feet, spacious open plan reception rooms, 5 bedrooms, 4 bath\shower rooms
south facing raised decking with access from the principal reception areas, cloakroom, parking

The planning permission involves the creation of a new private access drive to the farm from Sheepstreet Lane

detached garage and store rooms
fields, woodland, ponds

in total about 51.22 acres

Savills Tunbridge Wells

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DESCRIPTION

A rare opportunity to acquire a delightful residential farm comprising a characterful four bedroom granary, a substantial barn with planning permission for holiday let units, an annexe and a further detached barn with planning permission for conversion to a five bedroom house.

The buildings are all well set back from the lane with far-reaching southerly views and the farm is located in a superb setting within an Area of Outstanding Natural Beauty.

Sheepstreet Lane links the popular villages of Ticehurst (2.1 miles) and Etchingham (2 miles), the latter with its mainline station providing commuters with a regular service to London from 1hr 17mins. The farm is currently accessed via a right of way over the entrance to Shortridge House next door. However, the planning consents involve the creation of a new private drive from the lane to serve the Shortridge Farm buildings only.

The land-holding extends to about 51 acres in total with fields, woodland and ponds and no public rights of way, creating a lovely backdrop for the buildings and a delightful haven for wildlife.

The Granary: A handsome and characterful weather-boarded converted granary, dating from around the 1800s and providing two reception rooms plus a study, four good-sized bedrooms and enjoying an attractive outlook to all sides.





The Barn (marked yellow on the floorplan): substantial building divided into several 'rooms' including a studio, a spacious open plan workshop with double doors to either side, several store rooms, a large games room and a gardener's bathroom.

Planning permission (Ref: RR/2012/2360/P, dated 5/06/13) has been granted to convert part of this barn into holiday let units comprising three two-bedroom apartments and one one-bedroom apartment.

The Annexe: Adjoining the Barn to the north, this self-contained one bedroom annexe is useful ancillary accommodation for The Granary.

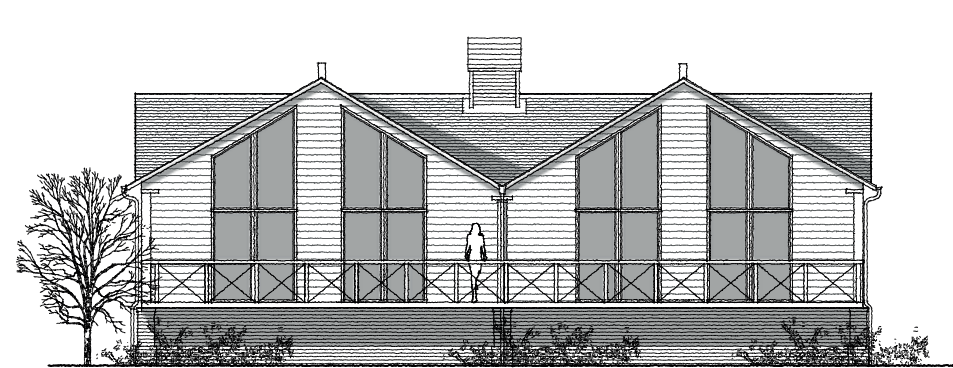
The detached Barn to the south: Located below the main group of buildings, and believed to have been erected around 1895, is an unlisted agricultural barn which stands on its own in a lovely rural position, with a southerly aspect and far-reaching views.

Planning permission Ref: RR/2016/3134/P, dated 3/03/2017 has been granted to convert this barn into a Stephen Langer-designed single-storey detached house with proposed accommodation of about 3.178 sq feet comprising spacious open plan reception rooms, five bedrooms, four bath/shower rooms, a south facing raised deck with access from the principal reception areas, cloakroom and parking.

A landscaping scheme has been prepared to mitigate any concerns in relation to the impact that the proposal may have on the surrounding area.

Further information on the planning applications can be obtained from Rother District Council <http://planweb01.rother.gov.uk/OcellaWeb/planningSearch>.

Garage: A detached timber open garage with adjoining store rooms.



SOUTH ELEVATION

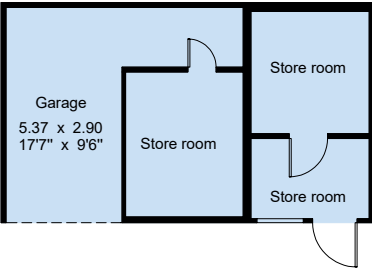
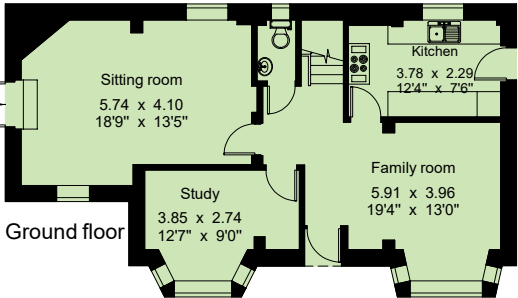
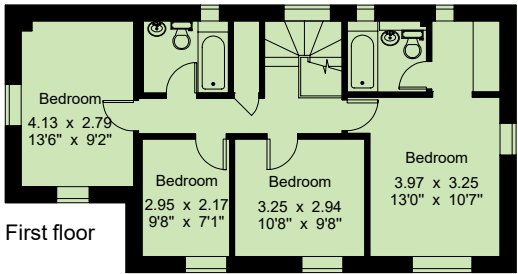


WEST ELEVATION

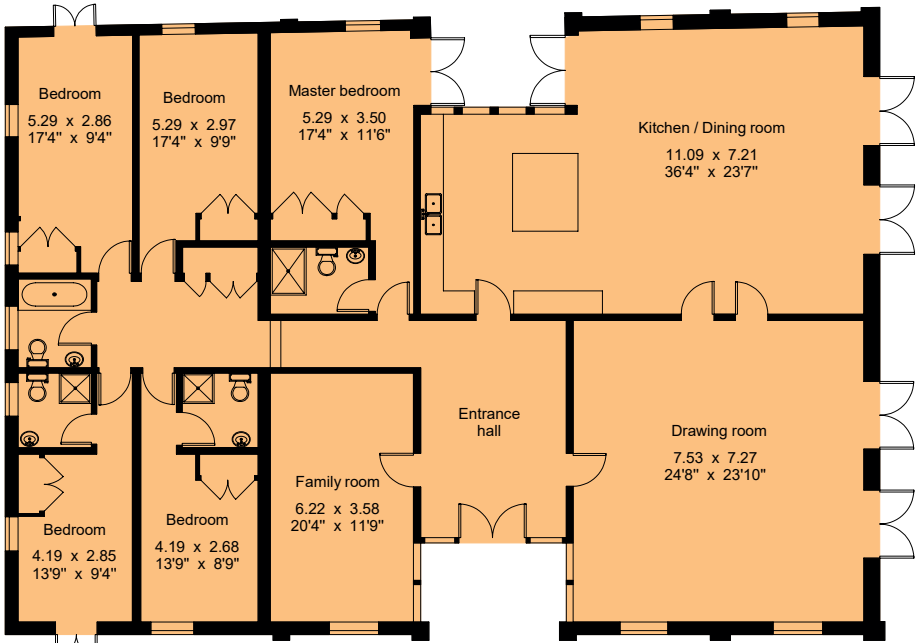
Shortridge Farm
Gross internal area (approx.)

- House - 131.3 sq m (1413 sq ft)
- Barn - 343.5 sq m (3697 sq ft)
- Garage and Stores - 47.4 sq m (510 sq ft)
- Annexe - 38.3 sq m (412 sq ft)
- Proposed Plans for the Detached Barn - 295.3 sq m (3178 sq ft)

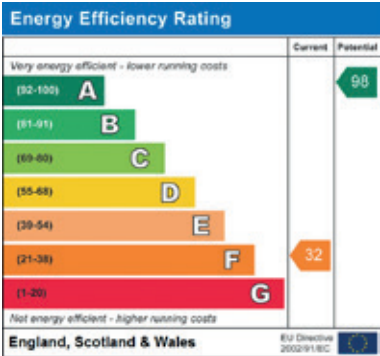
For identification only - Not to scale
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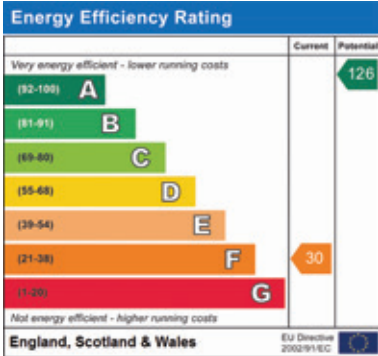
First floor



The Granary



The Annexe



SITUATION

Sheepstreet Lane is a delightful rural lane in an historic area linking the villages of Ticehurst (2.1 miles) and Etchingham (2 miles). Local amenities in Ticehurst include a Lonsis general store with post office, pharmacy, NatWest Bank, greengrocer, dry cleaners, public houses and several other individual shops, whilst Etchingham has a bistro, butchers and a delicatessen. Wadhurst (5.5 miles), Hawkhurst (5.9 miles) and Tunbridge Wells (12.8 miles) offer a wider choice of amenities.

Schools: State and private schools include primary schools in Ticehurst, Stonegate and Etchingham, preparatory schools in Stonegate (Brickhurst Manor), Hawkhurst (Marlborough House and St. Ronan's) and Cranbrook (Dulwich). Senior schools include Uplands Community Technology College in Wadhurst, Mayfield School for girls, Benenden, Eastbourne, Tonbridge and Sevenoaks.

Mainline rail: Etchingham (2 miles) has station parking and commuter services to London Charing Cross (via London Bridge and Waterloo East) and London Cannon Street. Wadhurst (5.5 miles) is also on this line.

Bus: Regular bus services operate from Ticehurst to Wadhurst and Tunbridge Wells.

Communications: The A21 is easily accessible at Hurst Green (about 2.6 miles), providing a direct link to the south coast and M25 London orbital. Gatwick Airport lies about 35 miles to the west (about an hour's drive).

Directions: From Tunbridge Wells, proceed out of town on Frant Road (A267). Pass through Frant and then turn left on the B2099 towards Wadhurst. Continue through Wadhurst and Wallcrouch into Ticehurst and turn right into Church Road opposite The Bell. Pass the church on the left, down the hill and then turn left into Sheepstreet Lane which will be found on the left on the bend as you ascend. The entrance to Shortridge House can be found on the right-hand side after about 1.5 miles. Shortridge Farm is located at the end of this drive.

Agents Note: the area hatched yellow on the boundary plan on page 2 offers a right of way for the neighbour to access their field. We would refer you to Rother District Council's Community Infrastructure Levy policy relating to new development at <http://www.rother.gov.uk/CIL>.

Services: Mains water, electricity and private drainage.
Local Authority: Rother District Council. Shortridge Farm: tax band G.

VIEWING

Strictly by appointment with Savills on 01892 507000. 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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