



A small 'country estate' in this delightful semi-rural setting

**Little Broad Reed Farm, Dog Kennel Lane, Hadlow Down, East Sussex TN22 4EL**

Freehold





**Farmhouse:** porch • reception hall • living room and sitting room, rear lobby • snug • study • kitchen/diner • shower room • utility room, further shower room • boot room • 4 bedrooms, plus attic bedroom • bathroom and en suite w.c.

**The Barn:** reception/dining hall open to sitting room • kitchen/breakfast room • utility room • shower room • further reception room • 2 bedrooms

**The Flat:** kitchen/living room • bedroom • bathroom • separate w.c. with provision for washing machine/tumble dryer

**Outside:** extensive range of outbuildings including a timber framed barn • stables • work shop • barn with office and stores • sand school • paddocks and woodland • In all about 19 acres.

### Description

The three dwellings at Little Broad Reed Farm are all nicely presented and individual in character. The Grade II listed farmhouse is traditional in style, providing family-sized accommodation, with an abundance of character including exposed timbers throughout (with some restricted head height) and a log fireplaces to both reception rooms. It also benefits from an attractive outside entertainment terrace.

The barn is also Grade II listed and is a modern character conversion, with an abundance of exposed light oak, tiled ground floor rooms, with oil fired underfloor heating (separate, but fed from the same tank as the house) and vaulted exposed ceilings, complementing the style and creating a very spacious feel throughout.

The flat is situated above the open three bay garage block, with an outside staircase and electric heating, being compact in design, so ideal for staff accommodation or for an older teenage child.

All three properties are currently let as holiday lets by our selling clients.

All three properties run off the same water and power supply and use the same Clargester for sewage.

### Outside

Little Broad Reed Farm is set in a delightful semi-rural location, within surrounding land of about 19 acres, mainly paddocks but with some areas of woodland, approached off this quiet, narrow lane, along a straight tree-lined gated drive, creating the perfect setting.

The farmhouse and barn both have separate gardens, providing reasonable seclusion and there is plenty of parking around the garage block, which is built in keeping with the other properties and incorporates a clock face to the main facade.

There is a large modern timber frame barn building beyond the garage block, with corrugated roof and sides, which extends out to the far side and provides for further covered parking, with the drive spurring off around to the front.

Lower down, behind this, there is a large gated, enclosed block of stables in a concrete yard, with 7 stables, a hay store and lock up rooms, used as a tack room, workshop and store. Further down the drive.

Water, lighting and power to these outbuildings are all supplied from the same supply as the dwellings.

To the far side, away from the properties, across the secondary drive, there is a floodlit sand school.

In addition, there are two further stables to the back of the garage block used as storage.









Beyond the storage barn, on the spur drive, there is substantial modern, steel farm building, with tractor/lorry store to one end, but otherwise fully enclosed, complete with pvc windows, fitted with shutters. This building has been laid out as an office and store, with power and lighting and includes a kitchenette and wc. This also has a mezzanine floor, with two good size rooms, making for a sizeable working space.

This farm building has generous parking to the front and gives vehicle access to the secondary drive, with gated access to Criers Lane.

The land comprises five fields with hedging and fencing, leading uphill on both sides of the valley. Two streams cross through the land and intersect to one corner of the plot.

In all about 19 acres, without public rights of way.

Further landholdings to the other side of Dog Kennel Lane and Criers lane, may be available by separate negotiation.

### Situation

The property lies in an idyllic setting surrounded by picturesque Sussex countryside, almost equidistant between the villages of Five Ashes and Hadlow Down, which are about 0.8 miles and 1.2 miles away and both offer local amenities including a village hall, a public house, a church and a primary school.

Mayfield lies some 4 miles away and provides a wider selection of shops and services including a convenience store with post office, a chemist, a dentist and doctors' surgery, hairdressers, a delicatessen, a butcher, pubs, cafés and boutiques.

Further facilities can be found at Heathfield (about 3.5 miles), Crowborough (about 7 miles), Uckfield (about 6.2 miles), Tunbridge Wells (about 12.4 miles) and Lewes (about 15.1 miles).

**State and private schools:** Hadlow Down and Five Ashes both have well-regarded Church of England primary schools, with other schools in the area including Skippers Hill Manor Preparatory School in Five Ashes and community colleges at secondary level in Heathfield, Uckfield and Crowborough. Independent secondary schools in Mayfield, Tonbridge, Bedes at Upper Dicker, Sevenoaks and Eastbourne.

**Mainline rail:** Buxted (about 3.6 miles) to London Bridge from 1hr 8 minutes; Crowborough (about 6.8 miles) lies a little further up the same line with journey times to London Bridge from just over an hour.

Also, Tunbridge Wells (about 12.4 miles) for the South East train line, for London Bridge, Cannon Street, Waterloo East and Charing Cross.

**Communications:** The M25 can be accessed via the A21 linking to the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel.

**Services:** Oil-fired central heating, mains water and electricity, private drainage.

**Outgoings:** Wealden District Council (01323) 443322, Tax Band 'G'.

**Directions:** From Tunbridge Wells head south on the A267 towards Eastbourne, passing the turnings to Mayfield and continuing on through the village of Five Ashes. Having left Five Ashes, take the right turn onto the A272 (Summer Hill), signposted to Haywards Heath. Dog Kennel Lane is the first turning on the right and Little Broad Reed Farm is at the end of the lane.







**Little Broad Reed Farm**

**Gross internal area (approx)** 261.5 sq m / 2815 sq ft

**Garage / Stables / Flat** 106.1 sq m / 1142 sq ft

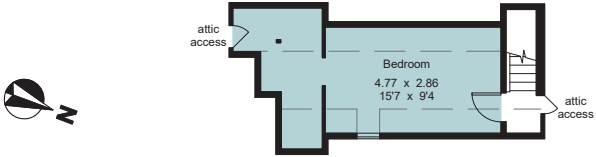
**The barn** 131.7 sq m / 1418 sq ft

**Total** 1273.7 sq m / 13708 sq ft

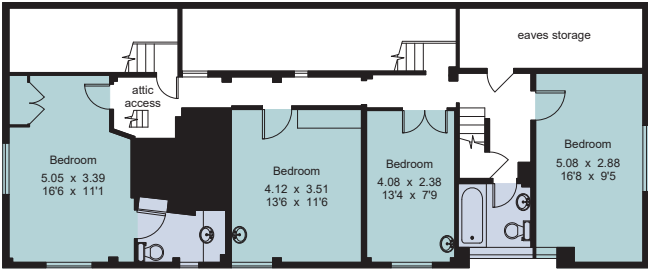
**Stable blocks** 247.6 sq m / 2665 sq ft

**Pole barn** 200.0 sq m / 2150 sq ft

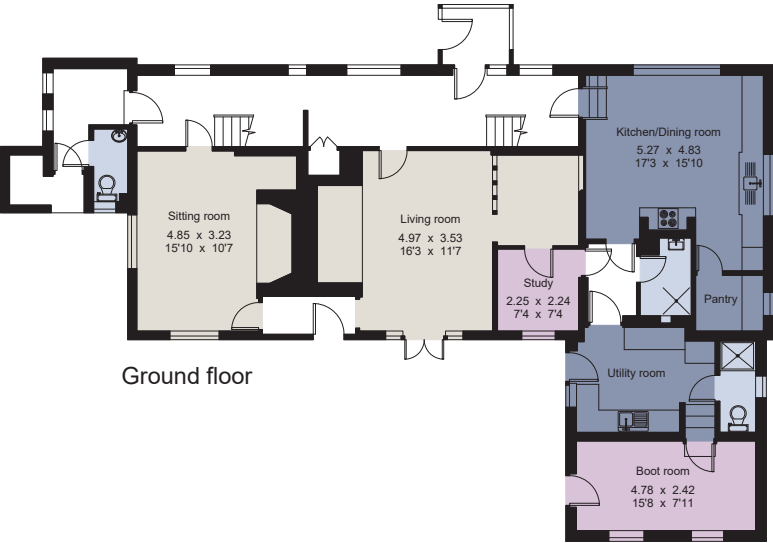
**Modern farm building** 326.8 sq m / 3518 sq ft



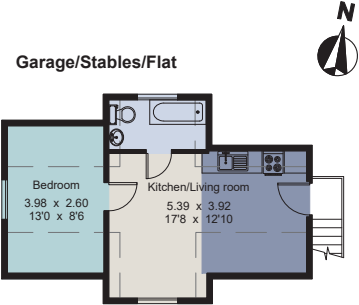
Second floor



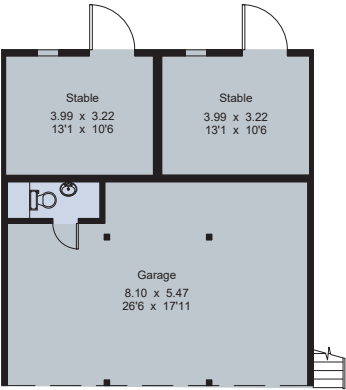
First floor



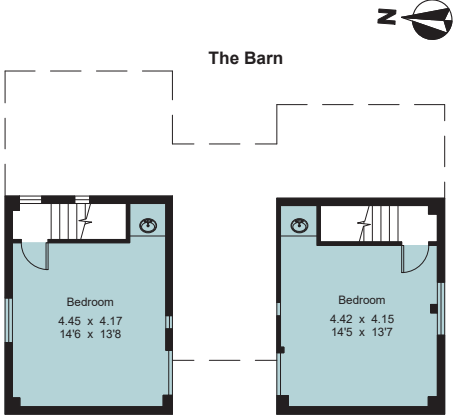
Ground floor



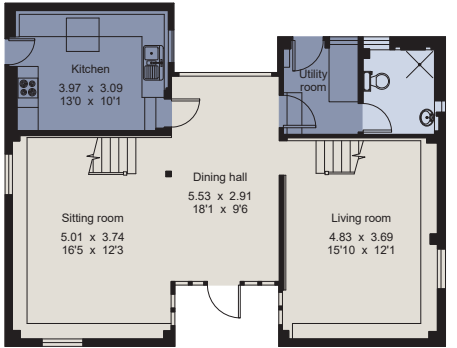
First floor

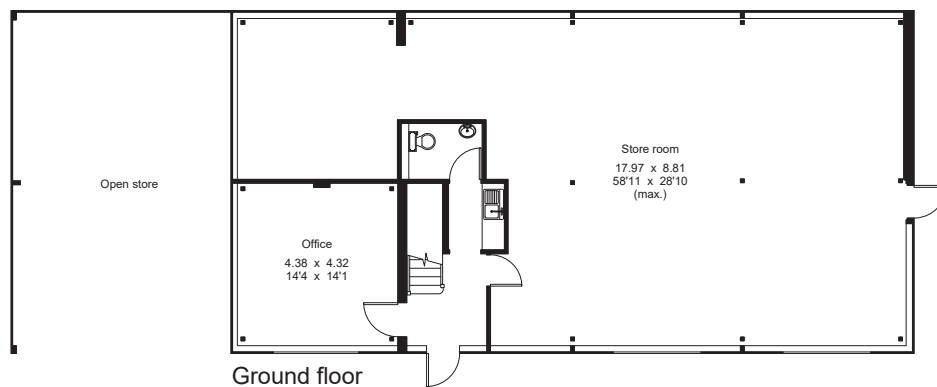
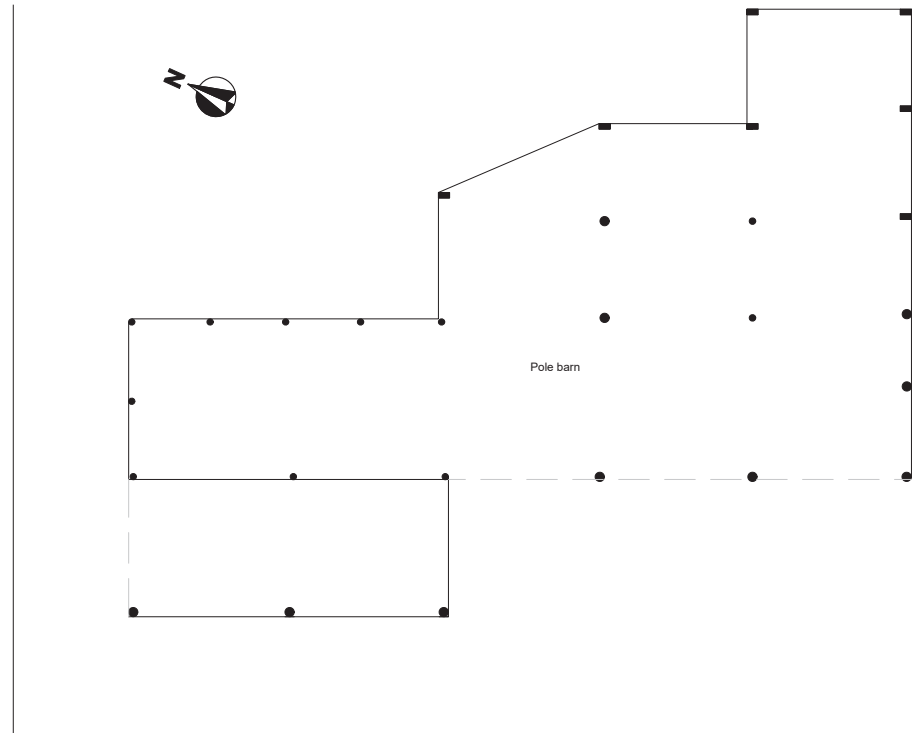
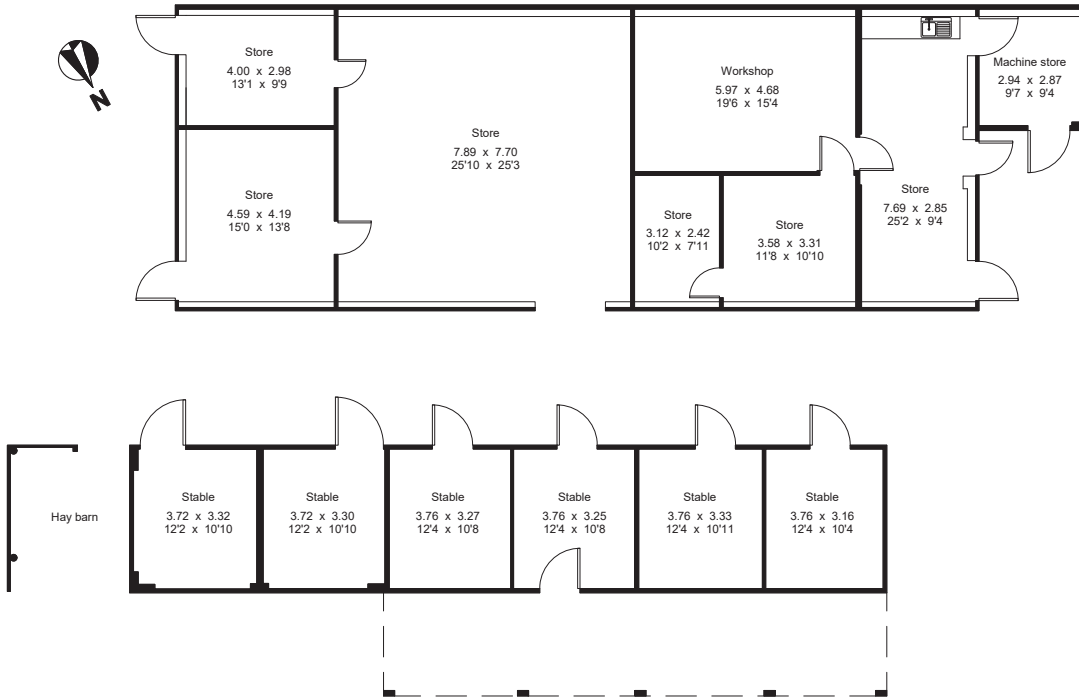


Ground floor

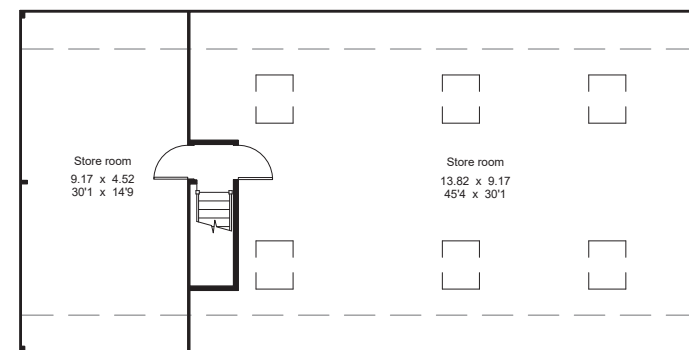


First floor





Ground floor



First floor





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