



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 • 5 bedrooms, including one in the attic • 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 12.27 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 inglenook 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 12.27 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. The Water, lighting and power to these areas is 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 insulated steel farm building, laid out as an office and store, with power and lighting. This extends to approximately 167 sq meters, with a further 167 meter mezzanine floor above with two good sized rooms, making for a sizable working space, together with a kitchenette and w.c. There is a tractor/lorry store to one end, but otherwise the barn is fully enclosed, complete with PVC windows, fitted with shutters.

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 12.27 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 Skipppers 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.

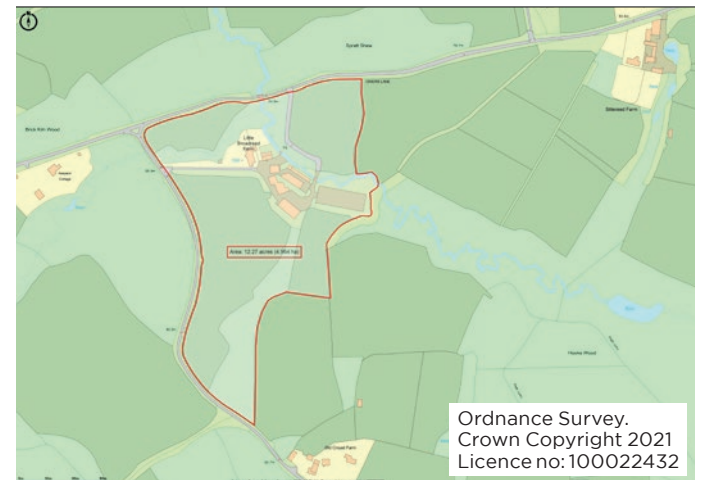
Communications: The M25 can be accessed via the A21 linking to the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel.

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

Flat 33.9 sq m / 364 sq ft

The barn 131.7 sq m / 1418 sq ft

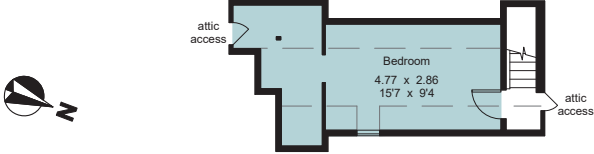
Total 1273.7 sq m / 13708 sq ft

Garage / Stables 72.2 sq m / 778 sq ft

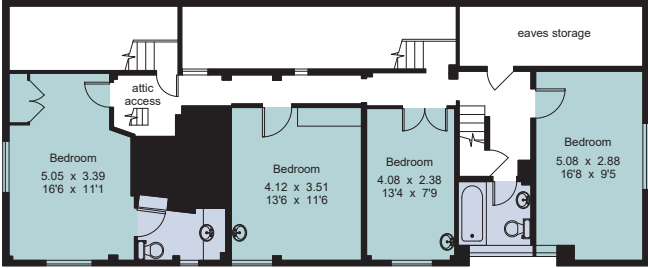
Stable blocks 247.6 sq m / 2665 sq ft

Pole barn 200.0 sq m / 2150 sq ft

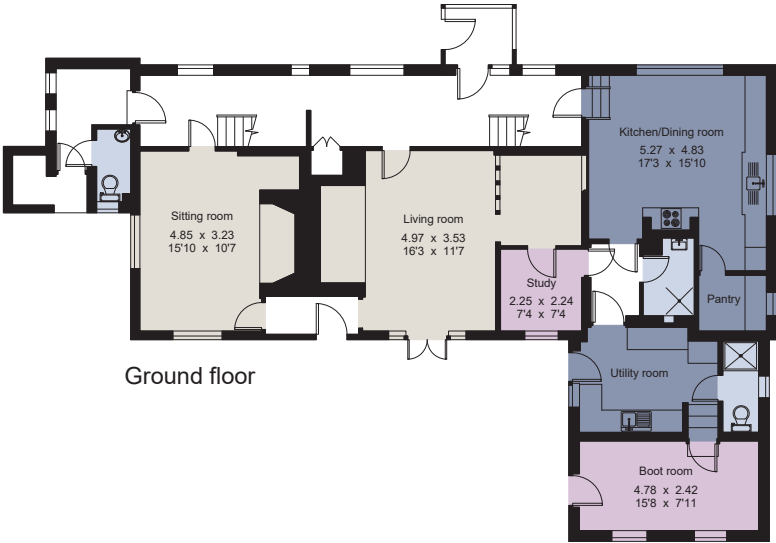
Modern farm building 326.8 sq m / 3518 sq ft



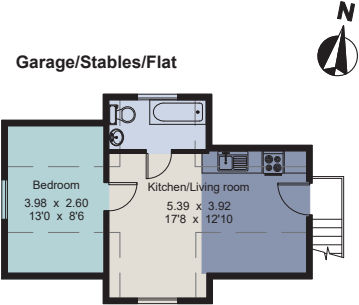
Second floor



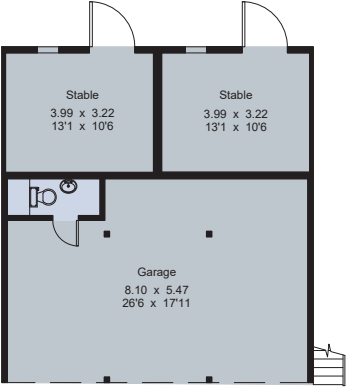
First floor



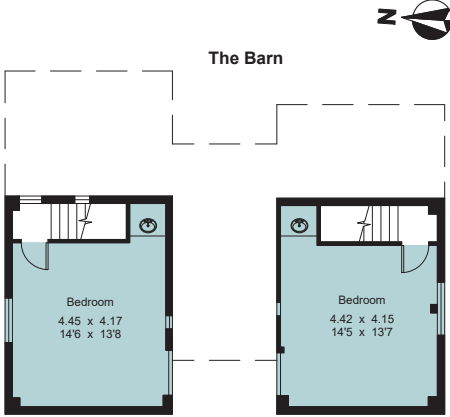
Ground floor



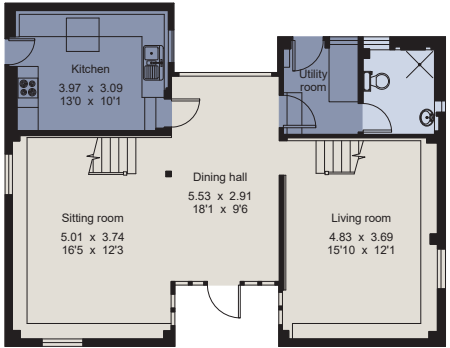
First floor



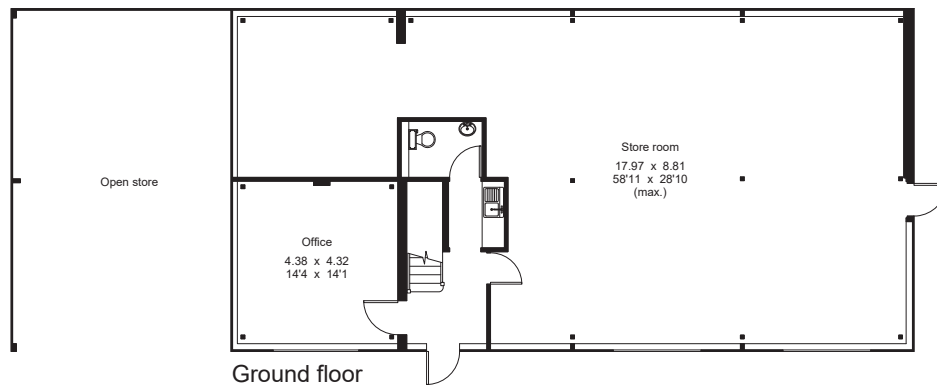
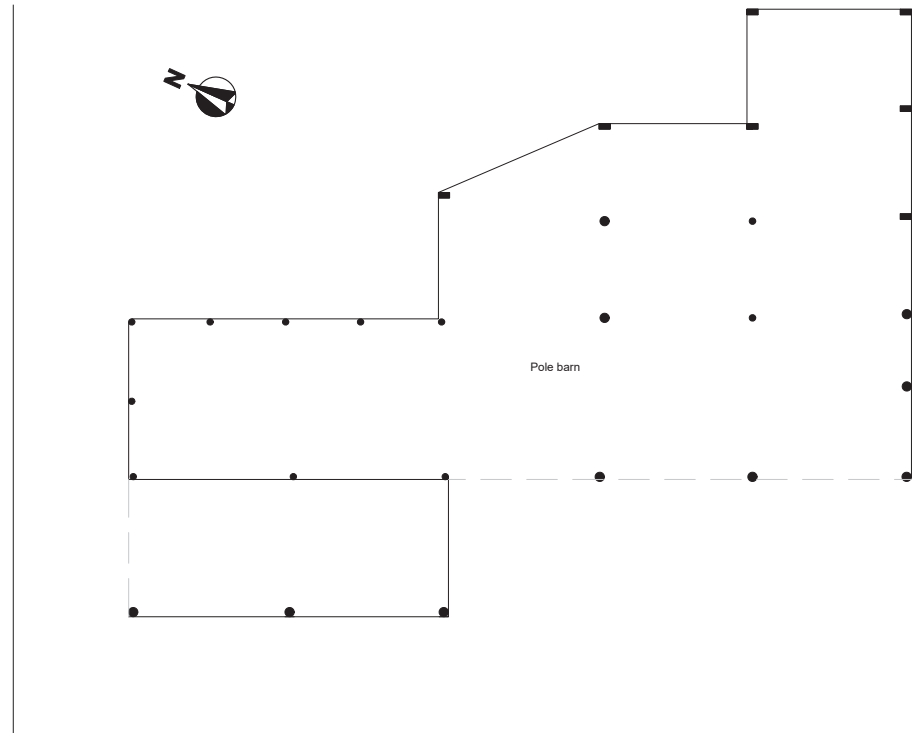
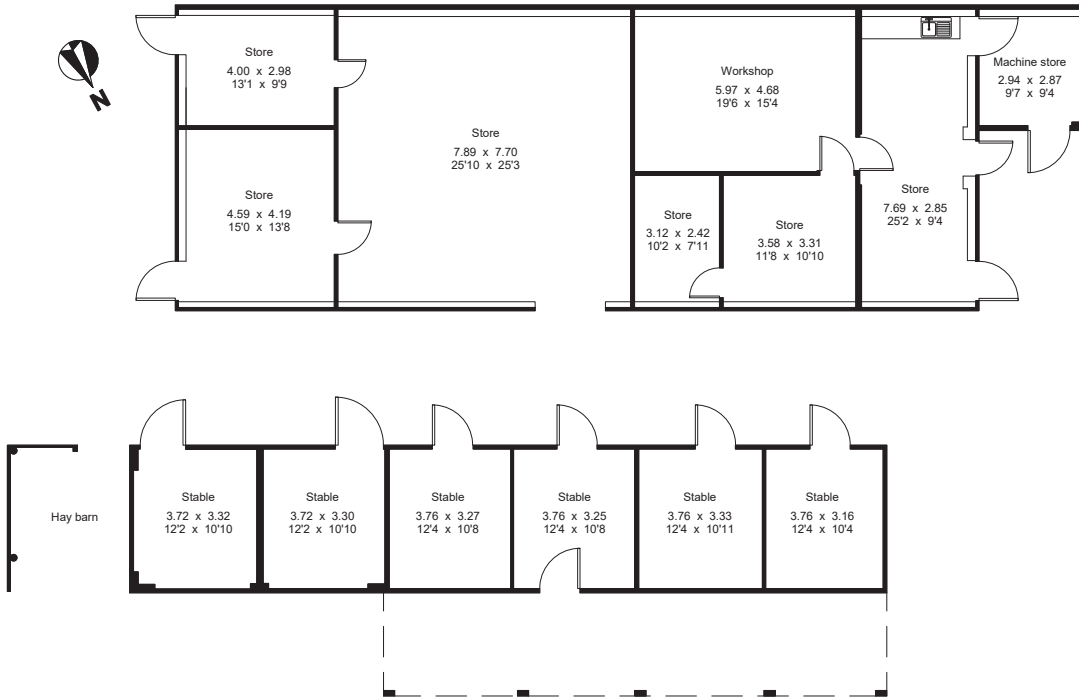
Ground floor



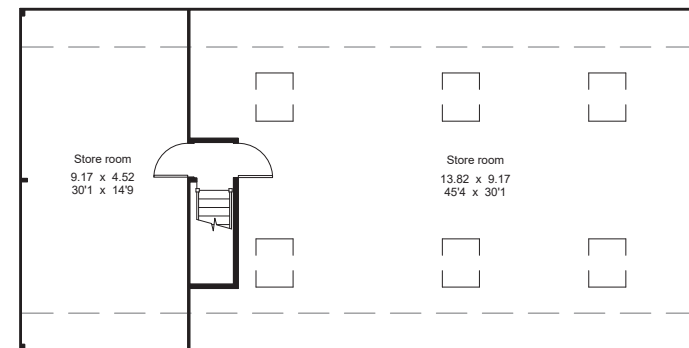
First floor



Ground floor



Ground floor



First floor



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