



LAUNDRY LANE
EAST HOATHLY
EAST SUSSEX
BN8 6QW



- ♦ Two detached houses
- ♦ 100 x 80 ft Indoor Riding Arena
- ♦ 80 x 40 ft Outdoor Riding Arena
- ♦ 25 Stables plus additional outbuildings
- ♦ Swimming Pool
- ♦ 6 Paddocks
- ♦ 15.421 Acres Approximately
- ♦ Excellent Riding

INTRODUCTION

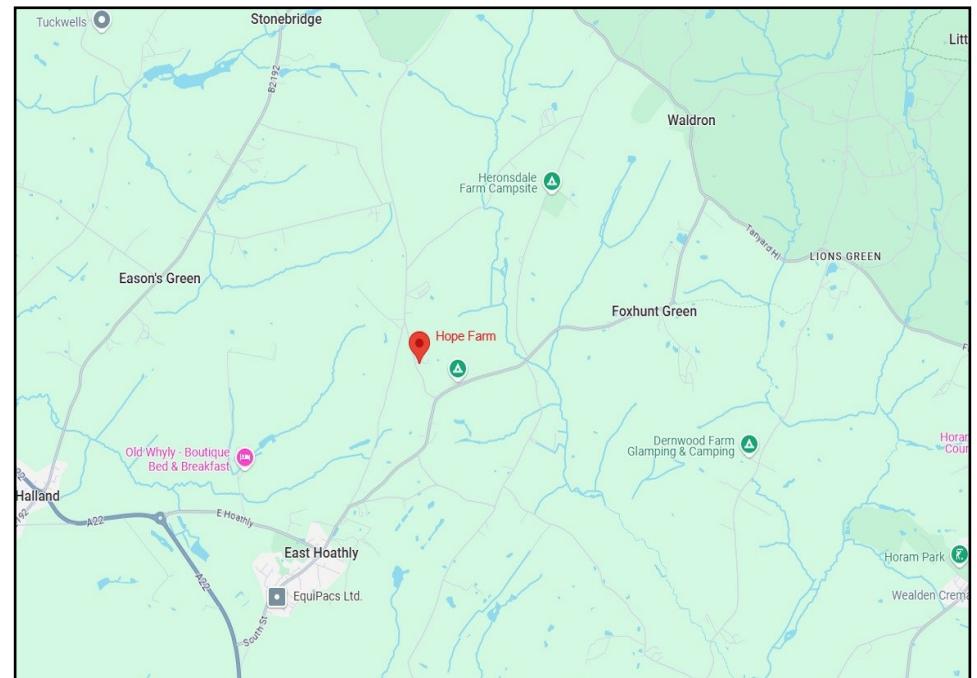
Providing excellent equestrian facilities, the property offers flexible accommodation perfect for multi-generational living with a pretty three/four bedroom unlisted farmhouse and a three bedroom oast house conversion (rated separately) that was converted in 2002.

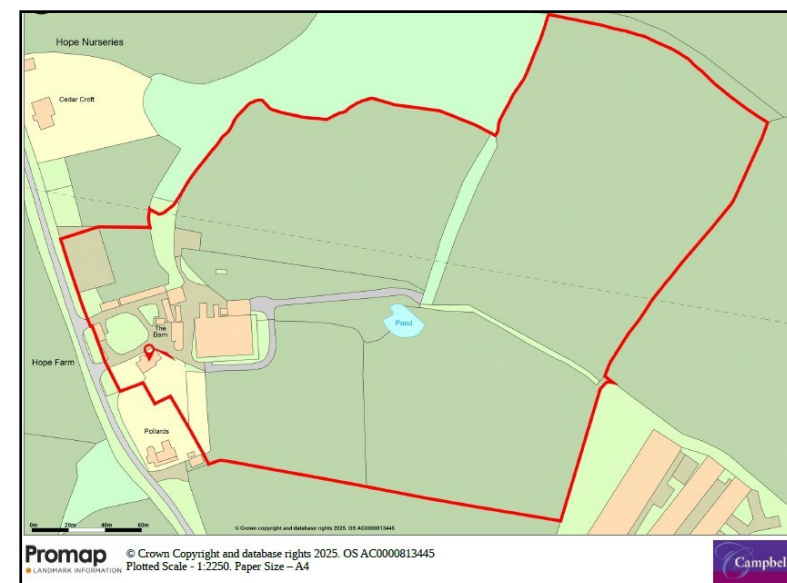
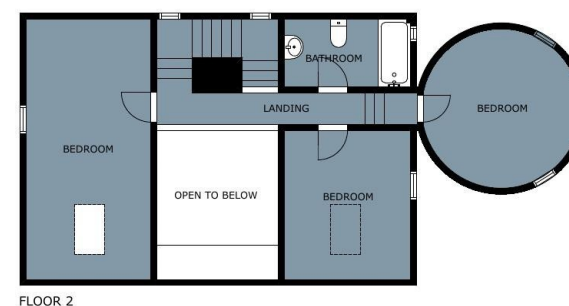
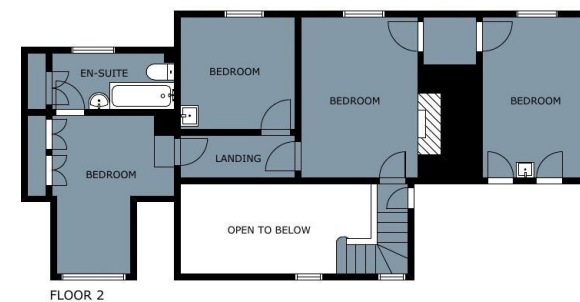
The properties are arranged around a main stable yard with central weeping willow trees and a spring fed pond. Excellent equestrian facilities include an outdoor riding arena, indoor riding arena and a variety of outbuildings including a separate barn, 25 stables as well as approx. 15.421 acres of grazing divided into six paddocks. The property is easily accessible from the A22 but links to a network of country lanes and bridleways within the immediate area.

Situated on the rural outskirts of East Hoathly off a quiet country lane, the main gate leads to the farmhouse and connects around to the oast house and yard entrance with ample hard standing in front of the stable complex. The property is the perfect equestrian home but could appeal to those looking to use the substantial buildings for alternative uses (subject to any necessary planning permission).

Note: We are advised that both properties have private drainage systems and there is a footpath that crosses the eastern boundary.

DIRECTIONS: What3Words: [///assure.amending.campers](https://www.what3words.com/assure.amending.campers)





THE OAST HOUSE

The sympathetically converted oast house has three bedrooms, a separate bathroom, a large open plan living room with central inglenook fireplace (with wood burning stove) and galleried landing, a kitchen with hand-made units and an AGA, a utility room, a living/dining room and separate wc. The property benefits from oak floorboards and underfloor heating throughout.



THE FARMHOUSE

The farmhouse has three/four bedrooms (one benefitting from an en-suite bathroom), an entrance porch, reception hall, kitchen, living/dining room (with Rayburn), separate living room (with wood burning stove), a bathroom and separate w.c



THE STABLE YARD

TWO STABLES: 13' 6" x 11' 1" (4.11m x 3.38m) and 13' 6" x 11' 9" (4.11m x 3.58m) and a further block of

NINE STABLES: 11' 10" x 11' 5" (3.61m x 3.48m) , 11' 8" x 11' 4" (3.56m x 3.45m), 11' 8" x 11' 7" (3.56m x 3.53m) , 12' 0" x 11' 8" (3.66m x 3.56m) , 11' 9" x 11' 7" (3.58m x 3.53m) , 12' 0" x 11' 7" (3.66m x 3.53m) , 11' 11" x 11' 10" (3.63m x 3.61m) , 11' 11" x 11' 9" (3.63m x 3.58m) , 11' 10" x 11' 9" (3.61m x 3.58m).

TACK ROOM: 13' 0" x 11' 9" (3.96m x 3.58m) Separate block comprising

STABLE: 11' 9" x 9' 6" (3.58m x 2.90m)

FEED STORE: 12' 0" x 6' 0" (3.66m x 1.83m)

TWO STABLES: 11' 7" x 11' 4" (3.53m x 3.45m) and 13' 5" x 11' 7" (4.09m x 3.53m).

HEN HOUSE: 10' 6" x 8' 8" (3.20m x 2.64m) Of brick construction.

COVERED HAY BARN: 15' 1" x 27' 3" (4.60m x 8.31m)

TWO ADDITIONAL STABLES: 13' 8" x 12' 4" (4.17m X 3.76m)

INDOOR RIDING ARENA: 100' 0" x 80' 0" (30.48m x 24.38m)

OUTDOOR RIDING ARENA: 80' 0" x 40' 0" (24.38m x 12.19m) With gated access to the road.

THREE STABLES: 10' 0" x 12' 0" (3.05m x 3.66m)

TRACTOR STORE: 12' 0" x 11' 6" (3.66m x 3.51m)

BARN: 40' 8" x 29' 2" (12.40m x 8.89m) including **6 INTERNAL STABLES:** 11' 3" x 9' 8" (3.43m x 2.95m).

LAND: The land comprises of 6 paddocks, post and rail fenced and mainly tree and hedge enclosed with a small pond and central drainage in all about 15.421 acres.

NOTE: The planning approval for the oast house is subject to a restriction limiting the occupation to those connected with the equestrian operation of the holding and for no other purposes without approval from the Local Authority.

COUNCIL TAX TBC

Viewing is strictly by appointment

To arrange a time please telephone: 01424 774774 We will be pleased, if possible, to supply any further information you may require.

Agents Note: None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





