



New Morgay Farm,
Cripps Corner Road,
Staplecross,
East Sussex,
TN32 5QR



Cripps Corner Road

A wonderful opportunity to purchase a small farm located on the rural outskirts of Staplecross with a detached four bedroom farmhouse, double garage, large storage barn, pasture grazing and attractive strip of broad leaf ancient woodland, in all about 28 acres (tbv).

Features

SMALL FARM

4 BEDROOMS

PASTURE GRAZING

STREAM

DETACHED FARMHOUSE

OUTBUILDINGS

ANCIENT WOODLAND

APPROXIMATELY 28 ACRES



Description

This small detached farm is located on the rural outskirts of Staplecross and viewing is essential to appreciate the grounds that extend to approximately 28 acres, providing pasture grazing and an attractive band of ancient bluebell woodland with meandering stream. The detached farmhouse is in need of general improvement but offers two principal reception rooms, kitchen and 4 bedrooms. The property is approached over a wide vehicular access to a large area of hard standing and turning. There are three stables, a hay barn, a large detached agricultural barn measuring approximately 40' x 40' and separate two bay oak framed garage with an adjoining bay. The farm is considered to be an excellent opportunity for continued use as a small farm, equestrian or recreational opportunity, subject to any necessary consent.

Directions

From Staplecross proceed south on the B2165 where the entrance will be seen almost opposite Beacon Lane. What3Words: [///useful.mouths.mixed](https://www.what3words.com/#!/useful.mouths.mixed)



THE ACCOMMODATION COMPRISES

Panelled and glazed door to

ENTRANCE HALL

10' 1" x 5' 3" (3.07m x 1.60m) with stairs rising to first floor landing.

DINING ROOM

12' 4" x 10' 1" (3.76m x 3.07m) 13' 2" max into box bay window with wide archway to

LIVING ROOM

17' 1" x 12' 6" (5.21m x 3.81m) enjoying a double aspect with lovely views over the adjoining fields with stone open fireplace.

STUDY

11' 10" x 10' 1" (3.61m x 3.07m) with window to front.

KITCHEN

12' 6" x 12' 5" (3.81m x 3.78m) with window taking in views and fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and an area of working surface incorporating a stainless steel sink with mixer tap and drainer.

REAR HALLWAY

with coat hooks and access to

CLOAKROOM

with obscured window to side and fitted with a close coupled wc and pedestal wash hand basin.

UTILITY ROOM

7' 7" x 6' 10" (2.31m x 2.08m) with window to rear and half glazed door, space and plumbing for appliances.

FIRST FLOOR LANDING

BEDROOM

11' 10" x 10' 1" (3.61m x 3.07m) with window to front and double wardrobe.





BEDROOM

11' 10" x 10' 7" (3.61m x 3.23m) with window taking in views, double wardrobe.

BATHROOM

9' 5" x 6' 10" (2.87m x 2.08m) with window to rear and fitted with a white panelled bath with shower and shower screen, low level wc and pedestal wash hand basin. Airing cupboard.

BEDROOM

12' 7" x 11' 5" (3.84m x 3.48m) with window taking in views, recessed pedestal wash hand basin.

BEDROOM

15' 1" x 10' 1" (4.60m x 3.07m) with window to front.

OUTSIDE

The property is approached over a driveway that leads to a large area of turning and parking with access to the buildings. The property sits within a post and rail fenced area of garden that is predominantly laid to lawn with a variety of plants, shrubs and specimen trees and a pedestrian gate leading back to the road. The garden extends out to an area of hard standing in front of the stable building which has a gated access into the field.



STABLING - Compromising 3 loose boxes measuring 11' 10" x 10' 6" (3.61m x 3.20m) plus a tack room.

STEEL FRAMED BARN - 40' 2" x 40' 0" (12.24m x 12.19m) with power and light and diesel tank.

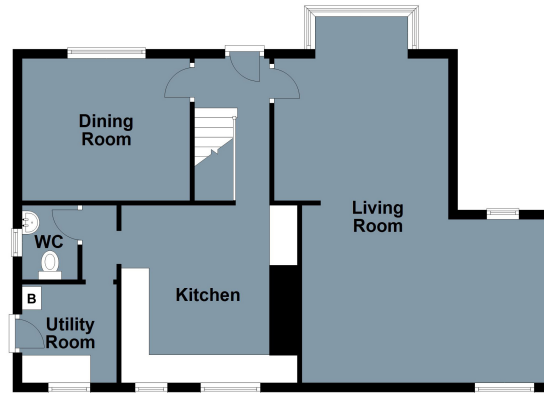
To the rear of the barn is a dilapidated Pole Barn. The property enjoys a wide road frontage with a large area of pasture grazing that is divided into two paddocks. The ground falls away to a band of broad leaf woodland with a gated entrance to a lower field. The attractive parcel of undulating ancient bluebell woodland which falls away to a stream and rises up to a additional area of scrubland in all amounting to approximately 28 acres (tbv).

GARAGE

19' 2" x 17' 3" (5.84m x 5.26m) with two double hinged doors plus an open fronted bay

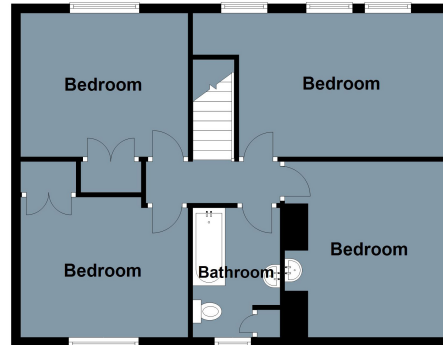
Ground Floor

Approx. 73.8 sq. metres (794.0 sq. feet)



First Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

