



Darwell Beech Darwell Hill,  
Netherfield,  
East Sussex,  
TN33 9QL





# Darwell Beech Darwell Hill

A wonderful opportunity to acquire a reconstructed 16th Century Grade II listed 5 bedroom country house that retains many notable features with generous rooms and extensive gardens that include large workshop in a tucked away location close to the centre of the village.

## Features

GRADE II LISTED

CHARACTERFUL FEATURES

PRIVATE DRIVEWAY

16TH CENTURY COUNTRY HOUSE

GARDENS OF APPROX. 1 ACRE

CLOSE TO VILLAGE CENTRE



## Description

A unique 16th Century Grade II listed country house that was moved and reconstructed in its current location in the 1990's to retain many notable features with wonderful vaulted and galleried landings and exposed timbers throughout. There are two principle reception rooms, both with large inglenook fireplaces and exposed brick and stonework. The adaptable layout provides 4/5 bedrooms, three galleried landings and two attic rooms. The house stands in approximately 1 acre which lies level with a large area of parking. There is a large workshop and we are advised the original planning consent allowed for a separate roundel to be built within the front garden. With its convenient location being just a short stroll to the centre of the village and primary school, viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road, proceed along for some distance turning right towards Netherfield. Continue along passing The White Hart on your left and just as you start going down the hill you will see the driveway to the property on the right hand side.

What3Words: [///animals.bucket.sandbags](https://www.what3words.com/animals.bucket.sandbags)



## RECEPTION HALL

22' x 6' (6.71m x 1.83m) with exposed timbers, stairs rising to first floor, brick paved flooring.

## DRAWING ROOM

24' 1" x 17' 9" (7.34m x 5.41m) having a triple aspect with an impressive central stone inglenook fireplace with exposed ceiling timbers.

## DINING ROOM

22' 1" x 19' 6" (6.73m x 5.94m) an impressive double aspect room with gallery above, inglenook fireplace, brick flooring throughout.

## KITCHEN

17' 1" x 12' (5.21m x 3.66m) with central fireplace with inset wood burning stove, tiled flooring throughout, exposed timbers and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for oven, integrated fridge and dishwasher. There is a large area of tiled working surface incorporating a 1½ bowl acrylic sink with mixer tap and drainer and an extractor above the cooker space. Door to REAR HALLWAY.

## UTILITY ROOM

9' 4" x 5' (2.84m x 1.52m) with tiled floor and fitted with a butler sink, space and plumbing for appliances, wall mounted cabinet.

## CLOAKROOM

with window to rear and fitted with a white low level wc and pedestal wash hand basin.

## BOILER ROOM

5' 9" x 3' 9" (1.75m x 1.14m) with window to rear, floor mounted oil fired boiler, fitting shelving.

## VAULTED GALLERY

giving access to both wings and leading to the galleried landing above the dining room, exposed timbers, wood flooring and two separate staircases to the second floor.

## BEDROOM 1

13' x 12' (3.96m x 3.66m) with window to front, exposed timbers, wood flooring and door to

## EN-SUITE BATHROOM

12' x 5' (3.66m x 1.52m) with window to side, exposed timbers, wood flooring and fitted with a white panelled bath, low level wc and pedestal wash hand basin.







## BEDROOM 2

14' 2" x 11' 1" (4.32m x 3.38m) max with window to rear, exposed timbers, wood flooring and recess with hanging. Separate storage cupboard.

## BATHROOM

with window to rear and fitted with a white corner bath, low level wc, pedestal wash hand basin and heated towel rail.

## BEDROOM 3

12' 2" x 8' (3.71m x 2.44m) with window to side, currently used as a utility area, fitted with a range of base and wall mounted units with a working surface incorporating a 1½ bowl stainless steel sink.

## BEDROOM 4

13' 6" x 11' (4.11m x 3.35m) with window to rear, exposed ceiling and wall timbers.

## SHOWER ROOM

10' 7" x 3' 6" (3.23m x 1.07m) with window to side and fitted with a tile enclosed shower, low level wc and pedestal wash hand basin. Stairs lead to

## ATTIC ROOM

14' 10" x 12' 1" (4.52m x 3.68m) a dual aspect room with exposed timbers.

## ATTIC ROOM/STUDIO

19' 7" x 10' (5.97m x 3.05m) with window to side, exposed ceiling and wall timbers, cupboard housing tanks, leading to gallery over landing. A second staircase leads to

## BEDROOM 5

19' 8" x 11' (5.99m x 3.35m) partly vaulted with exposed timbers, cupboard with hanging rail.

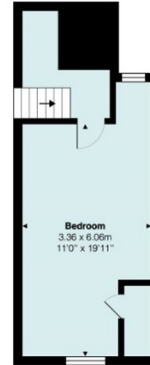
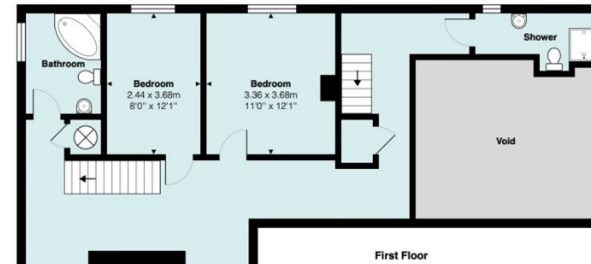
## OUTSIDE

The property is approached over a private lane with a brick pier entrance to the driveway providing parking. The property is surrounded by hard landscaping with brick paved pathways with raised planted borders. The front garden is laid to lawn with two greenhouses and leads to a wall enclosed paved area with an aviary and path leading round to the rear gardens.

The rear gardens provide a large expanse of lawn being post and wire fence enclosed with some additional areas leading to a large DETACHED OUTBUILDING measuring 34' x 13' 8" (10.36m x 4.17m).







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Total Area: 326.4 m<sup>2</sup> ... 3513 ft<sup>2</sup>

All measurements are approximate and for display purposes only



