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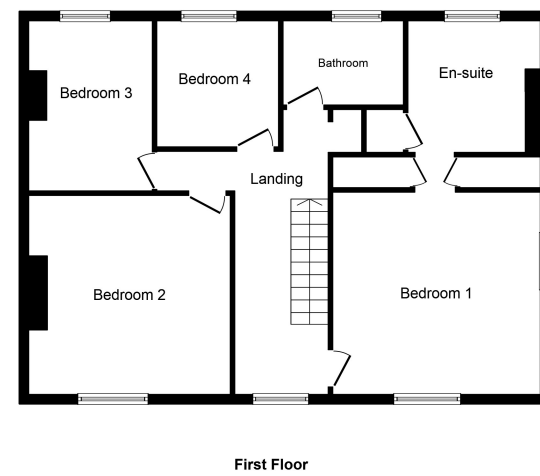
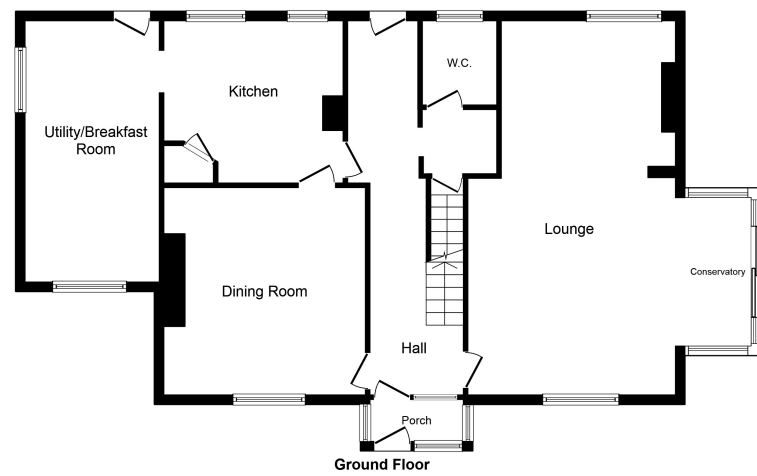
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Total floor area 202.0 sq. m. (2,174 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Grovehill Farm, London Road, Hurst Green, East Sussex TN19 7PS **£800,000 freehold**

A wonderful opportunity to purchase a Grade II Listed four bedroom detached farmhouse that is set well back from the road and enjoys gardens and grounds that extend to approximately 23 acres (tbv) including a small pond and a strip of woodland all set on the outskirts of the village and close to Etchingham mainline station.

Detached Farmhouse  
 4 Bedrooms

Grade II Listed  
 Woodland

Needing Modernisation  
 Popular Village

23 Acres (tbv)  
 Offers Potential



## Description

This attractive brick and tile hung Grade II Listed farmhouse retains many attractive features but is now in need of general renovation. The property stands well back from the road with a long driveway leading to a turning circle at the front and extending around to the side and rear. The formal gardens wrap around the property and to the rear is an attractive brick outhouse with walled divide which is thought to offer potential for conversion. The house provides generous accommodation and is also thought to offer potential for extension (subject to planning permission). Within the formal gardens there is a feature pond and in front of the main house there is a large strip of land providing a farm track that wraps around and gives access to the main block of land. The ground is sub divided into three fields, somewhat overgrown with a variety of field shelters and a large strip of woodland along the East boundary in all about 23 acres (tbv).

NOTE: We are advised there is a public footpath across part of the land.

## Directions

From our office in Battle High Street proceed north on the A2100 to the Johns Cross roundabout and continue on the A21 going straight over the next roundabout and up Silverhill. At the top of the hill proceed along for a short distance where the property will be found on the right hand side.

## THE ACCOMMODATION

Comprises:

### ENTRANCE PORCH

With panelled door to

### RECEPTION HALL

26' 5" x 6' 8" (8.05m x 2.03m) With door to rear and access to the cellar.

### WC

With obscured window to rear and fitted with a close coupled wc and wash hand basin.

### DRAWING ROOM

26' 1" x 19' 10" (7.95m x 6.05m) narrowing to 14' 3" (4.34m) An impressive triple aspect room with fitted cupboards, open fireplace with quarry tiled hearth and double doors opening to patio and garden.

### DINING ROOM

14' 2" x 13' 6" (4.32m x 4.11m) With window to front, central brick fireplace with wooden mantle, cupboards and shelving to side, return door to kitchen.

### CELLAR

11' 10" x 10' 1" (3.61m x 3.07m)

### KITCHEN

11' 9" x 11' 8" (3.58m x 3.56m) Windows out to rear garden, fitted range of base and wall mounted kitchen cabinets providing cupboards and drawers, double drainer stainless steel sink, four burner gas hob, cupboard housing oil fired boiler, opening leads through to

### UTILITY ROOM

18' 1" x 9' 6" (5.51m x 2.90m) A double aspect room, partly vaulted with door to rear, fitted range of units with space and plumbing for appliances and a Butler sink with mixer tap.

### FIRST FLOOR LANDING

With window to front, loft access.

### BEDROOM

14' 8" x 13' 8" (4.47m x 4.17m) A double aspect room with range of fitted wardrobes, additional walk-in cupboard, opening to

### EN-SUITE

9' 3" x 7' 4" (2.82m x 2.24m) Airing cupboard with slatted shelves, panelled bath, low level wc, pedestal wash hand basin.

### BATHROOM

8' 10" x 6' 0" (2.69m x 1.83m) With window to rear, fitted with a white panelled bath, low level wc, pedestal wash hand basin.

### BEDROOM

9' 2" x 8' 10" (2.79m x 2.69m) With window to rear.

### BEDROOM

14' 0" x 13' 1" (4.27m x 3.99m) With window to front, two double wardrobes with hanging and shelving.

### BEDROOM

12' 4" x 9' 0" (3.76m x 2.74m) With window to rear, large double wardrobe cupboard and vanity sink unit.

### OUTSIDE

The property is approached over a tarmac driveway where there is a Right of Way for the adjoining property. A five bar gate leads to a private driveway that is split with a turning circle to the front of the house and leads down to the side and rear.

To the rear of the property is a brick built outhouse which includes a WC, separate store cupboard.

The formal gardens surround the property, predominantly laid to lawn. To the rear is an attractive brick outhouse with an old wall that partially divides the rear garden. A paved pathway wraps around to a patio on the south side.

In addition there is a large strip of ground between the road and the front garden with a track that provides access to the south boundary which extends out to a large area of lawn which leads to an established pond.

The farm track continues around the southern boundary to a small paddock and an enclosed riding enclosure. A five barred gate leads to large areas of grazing land which are partially sub divided with some woodland, somewhat overgrown with a wooden section along the east boundary. The whole extending to approximately 23 acres (tbv).

### ADDITIONAL WORKSHOP

16' 0" x 6' 8" (4.88m x 2.03m)

### COUNCIL TAX

Rother District Council  
Band F - £3,188.91 (2022/3)

**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.