



Sampson House,  
Sampsons Lane,  
Crowhurst,  
East Sussex,  
TN33 9AU





# Sampsons Lane

A Grade II listed Yeomans house uniquely situated up a long driveway with a cluster of period buildings, a period barn and a former stable building. There is extensive garaging and grounds amounting to approximately 14.027 acres (est), including a fruit tree plantation, woodland and formal gardens including a stretch of disused railway line with a fabulous three arch Victorian bridge, all in need of improvement.

## Features

GRADE II LISTED

5 BEDROOMS

EXTENSIVE GARAGING

3 ARCH VICTORIAN BRIDGE

IN NEED OF IMPROVEMENT

FORMER YEOMANS HOUSE

3 RECEPTION ROOMS

DISUSED RAILWAY LINE

CLUSTER OF OUTBUILDINGS

GROUND OF 14 ACRES (EST.)



## Description

This unique Grade II listed Yeomans house is situated at the end of a long private driveway on elevated ground with rural views, and viewing is essential to appreciate the characterful features and cluster of outbuildings that include workshops, extensive garaging and a period barn, all thought to offer potential, subject to any necessary consent. Available on the market for the first time in 60 years, the house dates back to the 14th Century with later additions and enjoys accommodation laid out over three floors all requiring improvement. The grounds extend to approximately 14 acres with an established formal garden, 120 fruit trees and a large area that has been left as a wildlife area for many years. In addition the property enjoys a strip of the old west Bexhill railway line that was axed in the 1960s now left to nature with a blanket of trees and a fabulous three arch Victorian bridge. The extensive outbuildings have been used as garaging and workshops, and a studio with a large barn and adjoining stable block, the whole is considered to offer a great deal of potential, subject to any necessary consent.

AGENTS NOTE: We are advised that the property has a septic tank and we believe it is not currently compliant. We are also advised that a footpath crosses part of the land and leads over the top of the original railway bridge back to Swainham Lane. The driveway is owned by Sampsons House but a variety of cottages have a right of way over the initial section of driveway, as do South East Water.

## Directions

From The Plough Inn in the centre of Crowhurst village proceed along and shortly after the recreation ground turn left into Sampsons Lane and proceed all the way along where the property will be found at the end of the lane. What3Words:///hippy.thick.bead



#### **HALLWAY**

7' 2" x 4' 4" (2.18m x 1.32m)

#### **DRAWING ROOM**

19' 6" x 12' 8" (5.94m x 3.86m) with timbered ceiling and walls, an impressive 7' inglenook fireplace.

#### **DINING ROOM**

15' 7" x 15' 3" (4.75m x 4.65m) a dual aspect room with stairs rising to first floor landing, inglenook fireplace with inset wood burning stove, wood flooring.

#### **KITCHEN**

12' 3" x 9' 8" (3.73m x 2.95m) a dual aspect room with range of wooden cabinets and drawers with solid wood worktops, a 4 ring hob with extractor fan over, spaces for appliances and two ovens.

#### **UTILITY ROOM**

10' 5" x 9' 8" (3.17m x 2.95m) vaulted, with tiled floor, spaces and plumbing for appliances, double storage cupboard and door to

#### **INNER HALLWAY**

with secondary staircase.

#### **STUDY**

18' 9" x 11' 0" (5.71m x 3.35m) plus box bay window taking in views of the garden, exposed timbers, shelving.

#### **BATHROOM**

7' 1" x 4' 5" (2.16m x 1.35m) with obscured window to side and fitted with an easy access bath with shower over, low level wc, pedestal wash hand basin.

#### **FIRST FLOOR LANDING**

#### **BEDROOM**

11' 10" x 8' 0" (3.61m x 2.44m) with window to side, hanging rail.

#### **BEDROOM**

11' 3" x 9' 7" (3.43m x 2.92m) with window to garden.

#### **MASTER BEDROOM**

18' 0" x 13' 1" (5.49m x 3.99m) with window to garden, exposed timbers, concealed door to eaves, brick fireplace, oak floor boards.

#### **JACK AND JILL BATHROOM**

10' 1" x 7' 7" (3.07m x 2.31m) with window to gardens and fitted with a large shower enclosure, vanity sink unit, low level wc and connecting door to







#### **LOFT SPACE BEDROOM**

9' 6" x 7' 0" (2.90m x 2.13m) with window to garden.

#### **SECONDARY LANDING**

#### **BEDROOM**

12' 7" x 9' 5" (3.84m x 2.87m) with cupboard housing the water tank.

#### **ATTIC ROOM**

39' 4" x 11' 2" (11.99m x 3.40m) arranged around a chimney and staircase with power and light, window to side.

#### **OUTSIDE**

Sampsons House is approached over a long private road which serves a cluster of other properties and continues up to the house and outbuildings. The house extends into a section of ground that originally formed the railway line between Crowhurst and Bexhill, now in the private ownership of Sampson House. This area incorporates a three arch Victorian bridge and a strip of the railway that is now covered with a blanket of trees. To the west of the property a large plantation of fruit trees with a westerly aspect and an open paddock that takes in views over the adjoining countryside. Within this area the ground falls away to an old quarry, the whole backing onto the adjoining open fields.

#### **OUTBUILDINGS**

GARARGE BARN 20' 9" x 16' 4" (6.32m x 4.98m) with double hinged doors.

GARAGE 26' 7" x 14' 0" (8.10m x 4.27m) with double hinged doors, power and light.

GARDEN STORE 6' 10" x 5' 0" (2.08m x 1.52m)

GARAGE/WORKSHOP 20' 8" x 12' 0" (6.30m x 3.66m) with double hinged doors, power and light.

WORKSHOP 18' 5" x 15' 6" (5.61m x 4.72m) with stairs to

STUDIO 15' 9" x 11' 9" (4.80m x 3.58m) with windows to front.

LOFT 33' 7" x 7' 4" (10.24m x 2.24m) with window to side.

STUDIO/GARAGE 32' 3" x 15' 4" (9.83m x 4.67m) with roller shutter door.

To the rear of the main outbuildings a concrete yard provides access to the

PERIOD BARN 40' 4" x 29' 9" (12.29m x 9.07m) with power and light.

FIRST FLOOR STORE 40' 4" x 11' 1" (12.29m x 3.38m) overall.

CONNECTING STABLE YARD converted into garages, comprising 19' 5" x 14' 3" (5.92m x 4.34m) with double hinged doors; 14' 0" x 9' 3" (4.27m x 2.82m) with double hinged doors and 17' 3" x 8' 8" (5.26m x 2.64m) with double hinged doors.

#### **COUNCIL TAX**

Rother District Council

Band G - £4,381.44







GROSS INTERNAL AREA  
TOTAL: 216 m<sup>2</sup>/2,323 sq ft  
FLOOR 1: 106 m<sup>2</sup>/1,142 sq ft. FLOOR 2: 84 m<sup>2</sup>/900 sq ft  
FLOOR 3: 26 m<sup>2</sup>/281 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



