



BACHELORS
PARK LANE
LAUGHTON
EAST SUSSEX
BN8 6NP



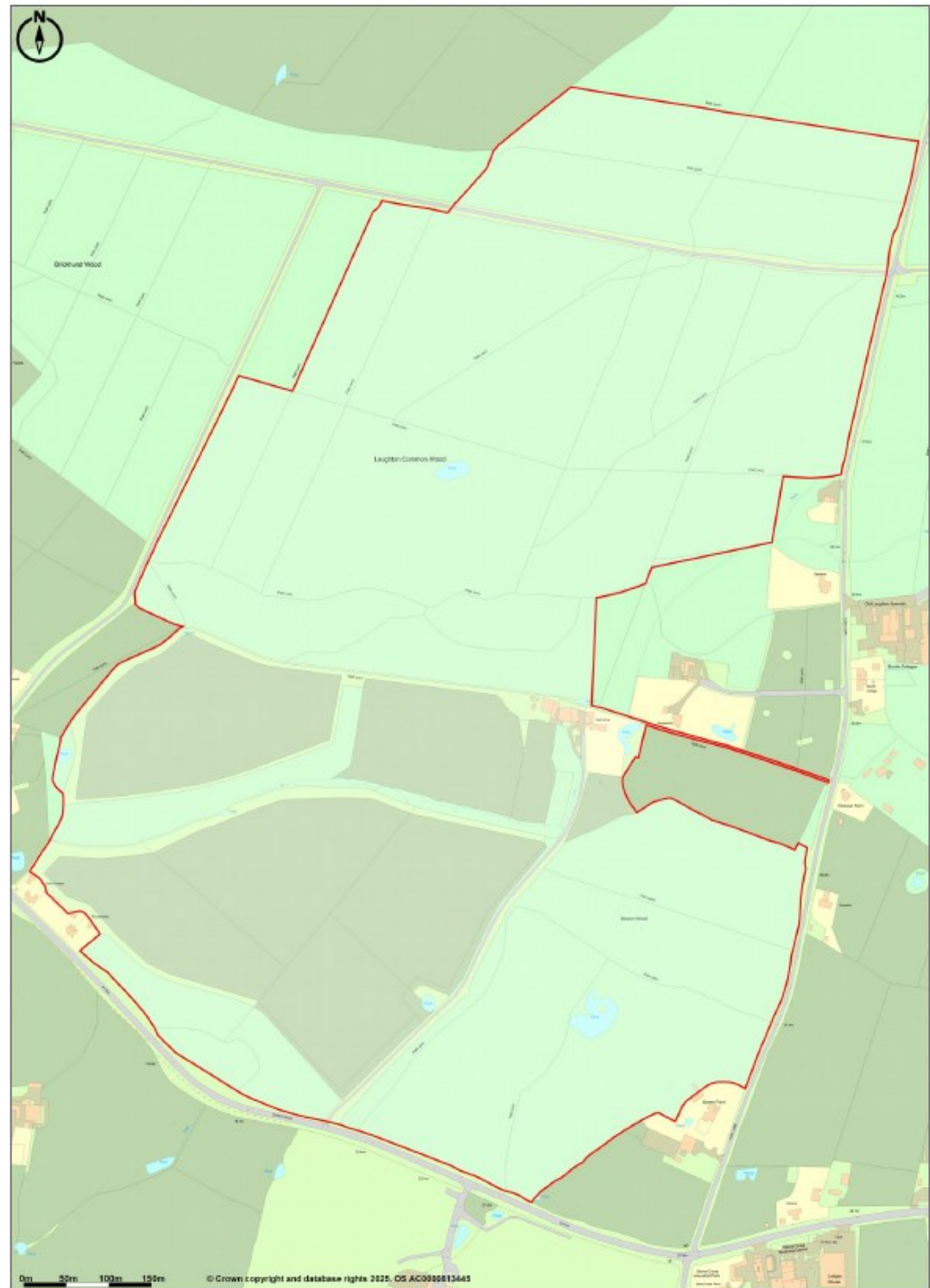
- ◆ Grade II Listed Country Estate
- ◆ 68 Acres of Pasture and 131 Acres of Woodland
- ◆ Cluster of Outbuildings with Potential
- ◆ Total Privacy
- ◆ 2 Bedroom Annexe
- ◆ Extensive Equestrian Facilities
- ◆ Excellent Access to Lewes
- ◆ Period Barn (with lapsed consent)

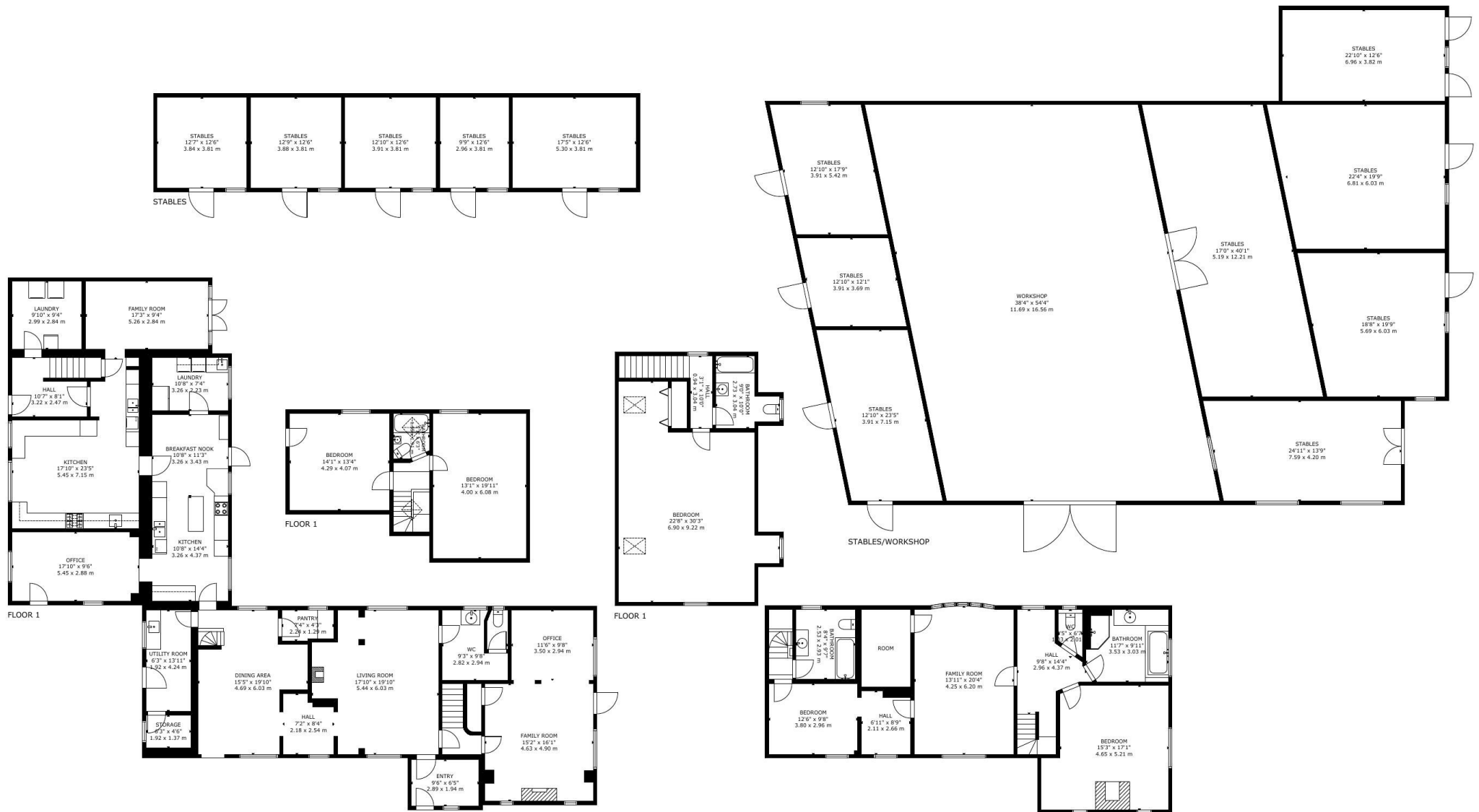
Description

Set at the end of a long private driveway this outstanding Grade II listed residence enjoys a rare opportunity, positioned amidst approximately 200 acres of glorious Sussex countryside, including ancient woodland and pasture grazing. At the heart of the house is a large farmhouse kitchen and three attractive timbered reception rooms with inglenook fireplace. On the first and second floors the property enjoys six bedrooms and three bathrooms, many of the rooms enjoying lovely views over the estate gardens and woodland. A completely self contained two bedroom Annex is rated separately for council tax and offers independent living or guest accommodation with a separate heating system. The grounds include delightful formal gardens, a natural pond and access to bridleways and public footpaths, one of which crosses the property. The equestrian facilities are extensive with a range of stables, a substantial steel framed barn. The traditional period barn has a lapsed planning consent for residential conversion Ref: WD/2015/0298/F Bachelors represents a rare opportunity to acquire a wonderful country house surrounded by its own land, offering total privacy, yet with excellent access to the historic town of Lewes and viewing is highly recommended.

Directions

What3Words: ///flushes.messaging.rehearsed





GROSS INTERNAL AREA
TOTAL: 483 m²/5,193 sq ft
FLOOR 1: 253 m²/2,720 sq ft, FLOOR 2: 179 m²/1,926 sq ft, FLOOR 3: 51 m²/547 sq ft
EXCLUDED AREAS: STABLES: 78 m²/840 sq ft, STABLES/WORKSHOP: 469 m²/5,046 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

RECEPTION HALL 9' 7" x 6' 1" (2.92m x 1.85m) vaulted with exposed timbers, quarry tiled flooring.

DRAWING ROOM 19' 3" x 13' 9" (5.87m x 4.19m) a double aspect room with exposed ceiling timbers, brick paved flooring and large inglenook fireplace with bressummer beam and wood burning stove.



SITTING ROOM/STUDY 24' 4" x 15' 0" (7.42m x 4.57m) narrowing to 11' 4". A double aspect room enjoying views of the gardens with side door to patio, central fireplace, large storage cupboard.

INNER HALLWAY with secondary staircase.

DINING ROOM 19' 3" x 12' 0" (5.87m x 3.66m) with dual aspect, exposed timbers, recess with shelves, brick paved floor, stairs to first floor landing.

LARDER CUPBOARD 7' 1" x 4' 1" (2.16m x 1.24m) with window to rear, quarry tiled floor.

UTILITY ROOM 13' 10" x 6' 1" (4.22m x 1.85m) with window and door to courtyard, butler sink, quarry tiled floor, boiler cupboard with fuse board.

RECEPTION HALL 17' 11" x 9' 5" (5.46m x 2.87m) having a dual aspect with tiled floor and opening into the

KITCHEN 20' 5" x 10' 6" (6.22m x 3.20m) with windows and glazed doors to rear, tiled floor and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with fitted double oven, microwave, integrated dishwasher, space for additional appliances with hard wood working surfaces incorporating a 1 1/2 bowl stainless steel sink. Further marble working surface incorporating a 4 ring ceramic hob with extractor above, providing ample space for a breakfast table with stable door to rear garden and courtyard and further glazed door to



UTILITY ROOM 11' 0" x 7' 4" (3.35m x 2.24m) with window to garden, tiled floor, stainless steel sink with cupboards above, space and plumbing for additional appliances.

FIRST FLOOR BATHROOM 9' 0" x 8' 1" (2.74m x 2.46m) with window to rear, white panelled bath with tiled enclosure and glazed screen, vanity sink unit, low level wc, heated towel rail.

BEDROOM 12' 4" x 9' 2" (3.76m x 2.79m) with window to front, exposed timbers, opening to

NURSERY/DRESSING ROOM 8' 6" x 6' 10" (2.59m x 2.08m) with window to garden, connecting door to

MASTER BEDROOM 19' 8" x 14' 0" (5.99m x 4.27m) a double aspect room with exposed timbers, large walk in wardrobe with immersion tank, connecting door to



MAIN LANDING with stairs rising to second floor.

BEDROOM 17' 8" x 16' 10" x 15' 2" (5.38m x 5.13m x 4.62m) a dual aspect with views of the garden, central brick fireplace, exposed timbers.

BATHROOM 11' 6" x 9' 7" (3.51m x 2.92m) with window to side, fitted with a panelled bath with marble surround, vanity sink unit with marble top, large tiled shower enclosure, heated towel rail. WC with window to rear, fitted with a low level wc and wash hand basin.

SECOND FLOOR LANDING

BEDROOM 13' 8" x 13' 1" (4.17m x 3.99m) with windows to rear, partly vaulted with access to loft space.

BATHROOM 6' 0" x 4' 10" (1.83m x 1.47m) fitted with a white panelled bath with telephone style taps, wash hand basin, low level wc.

BEDROOM 19' 7" x 13' 0" (5.97m x 3.96m) max, vaulted with exposed timbers, window to rear. From the kitchen a connecting door leads to the Annexe.

ANNEXE Approached through a private door to

ENTRANCE HALL 10' 6" x 8' 4" (3.20m x 2.54m) with stairs rising to first floor landing.

ANNEXE KITCHEN/UTILITY ROOM Kitchen L shaped measuring 17' 10" x 14' 6" (5.44m x 4.42m) opening into Utility Area 10' 5" x 6' 1" (3.17m x 1.85m). The kitchen has tiled flooring throughout and is fitted with a comprehensive range of high gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with intelligent storage system, fitted coffee machine, stainless steel working surface. The utility area provides a further range of base and wall mounted units with space for dishwasher, hard wood working surface and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. **BOILER ROOM** 9' 6" x 9' 3" (2.90m x 2.82m) housing the water tank, boiler, space and plumbing for appliances, butler sink.



LIVING ROOM 17' 1" x 9' 4" (5.21m x 2.84m) with double doors and wide glazing onto patio and garden.

FIRST FLOOR BEDROOM 23' 1" x 19' 2" (7.04m x 5.84m) having a triple aspect with recessed lighting.

DRESSING ROOM 7' 1" x 6' 9" (2.16m x 2.06m) with double wardrobe cupboard, eaves storage.

BATHROOM 10' 0" x 8' 9" (3.05m x 2.67m) with obscured window, P shaped bath with tiled surround and shower over, pedestal wash hand basin, low level wc, heated towel rail.

OUTSIDE The property is approached over a long driveway flanked by woodland to a large area of parking and turning giving access to the barn. The formal gardens wrap around the main house with a large area of level lawn and paved patio divided by established borders. To the side is a further patio that looks out onto an established pond and to the rear are paved patios and pathways offering privacy with established trees.

A STEEL FRAMED BARN 53' 7" x 36' 2" (16.33m x 11.02m) with power and light.

PERIOD TIMBER FRAMED BARN 17' 1" x 52' 8" (5.21m x 16.05m) + 12' 5" x 22' 6" (3.78m x 6.86m) lapsed planning consent for conversion.



2 ADJOINING STABLES 15' 6" x 11' 10" (4.72m x 3.61m) and 14' 10" x 10' 7" (4.52m x 3.23m)

OFFICE 25' 0" x 13' 6" (7.62m x 4.11m) with tiled floor, kitchen units and stainless steel sink. To the rear of the barn access is given to the stabling and tack room.

STABLE COMPLEX comprises a concrete yard with stable block 17' 9" x 12' 10" (5.41m x 3.91m), 11' 9" x 10' 9" (3.58m x 3.28m) plus 22' 4" x 11' 6" (6.81m x 3.51m). The timber stables are 12' 6" x 12' 6" (3.81m x 3.81m), 12' 7" x 9' 8" (3.84m x 2.95m), 12' 7" x 17' 4" (3.84m x 5.28m).



Note: A footpath and byway cross the property and the house is served by a septic tank.

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.



