



Church Farm House, Church Lane,
Salehurst,
East Sussex,
TN32 5PJ



Church Farm House, Church Lane

An substantial and attractive Grade II listed 5 bedroom attached former farmhouse offering generous accommodation, established grounds and countryside views in an unspoiled rural location.

Features

GRADE II LISTED

5 BEDROOMS

COUNTRYSIDE VIEWS

RURAL LOCATION

2 RECEPTION ROOMS

ESTABLISHED GARDENS

GOOD CEILING HEIGHTS



Description

A Grade II listed former farmhouse believed to date back approximately 600 years, with many notable features including inglenook fireplaces, exposed timbers and good ceiling heights. On entering the property you are welcomed by the dining hall which has a large inglenook fireplace with log burner and leads to both the drawing room and the fully integrated kitchen/breakfast room. From the kitchen access is given to the garden room which has an inglenook fireplace, vaulted ceilings and takes in views over the established gardens, and steps from the kitchen also lead down to the extensive cellar which is tall enough to stand in. The ground floor also has the benefit of a study, boot room and shower room with separate wc. To the first and second floors are the five bedrooms and bath/shower rooms, all of which are of a generous size and from most one can enjoy pleasant views over the gardens and the countryside beyond. The gardens are a particular feature of the property being established and offering a good level of seclusion, as well as a productive vegetable garden. There is a range of garden sheds and outbuildings to include a log store, greenhouse, a detached garage with vehicular access, a former Forge which is now in need of repair but offers significant potential to create a garden room/home office. The property enjoys an unspoiled rural location in the hamlet of Salehurst and the property sits opposite the 13th Century church St Mary the Virgin. The property also benefits from being close to the Salehurst Halt public house, locally renowned for its food and views. The village of Robertsbridge is closeby and offers a comprehensive range of local amenities including both primary and second schools, a mainline station with regular services to London Charing Cross and the coast at Hastings.

Directions

From Battle proceed in a northerly direction on the A2100 joining the A21 at the Johns Cross roundabout and proceed along to the next roundabout. Take the third exit signposted Salehurst and continue onto Church Lane for some distance passing the Halt public house around the sharp left hand bend where the property will be found on the left hand side opposite the church.

What3Words://birdcage.ample.clings



THE ACCOMMODATION COMPRISES

Part glazed door to

ENTRANCE HALL

with terracotta tiled floor, exposed beams, coat hanging area and door to

DINING HALL

16' 10" x 13' 5" (5.13m x 4.09m) centred around an inglenook fireplace with bressummer beam and log burner, window to front with views of Salehurst Church, terracotta tiled floor, exposed ceiling and wall timbers, door to

DRAWING ROOM

15' 0" x 14' 9" (4.57m x 4.50m) a delightful double aspect room with views of the Church centred around a fireplace with carved wooden surround, marble inset and paved hearth, shelved recess.

KITCHEN

17' 11" x 11' 8" (5.46m x 3.56m) with window to side, double doors and further window to rear and garden room, fully tiled and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with slate effect working surfaces incorporating a stainless steel sink with mixer tap, space for a range cooker and American style fridge/freezer. Door to airing cupboard and additional door and steps down to

CELLAR

29' 1" x 14' 7" (8.86m x 4.45m) max with power and light, two windows. Within the cellar is a BOILER ROOM measuring 9' 6" x 9' 2" (2.90m x 2.79m) housing the gas fired boiler and window to side.

From the kitchen double doors lead to a

GARDEN ROOM

17' 4" x 12' 2" (5.28m x 3.71m) an impressive vaulted space with windows and French doors to garden, central Inglenook fireplace, impressive exposed timbers and rafters, stone flooring. Door to

FURTHER SMALL UTILITY ROOM

with Butler sink, space for washing machine. A stable door gives access to the rear garden.

SHOWER ROOM

with window to front, exposed ceiling timbers, recessed lighting, tiled floor and fitted with a wc, shower cubicle and pedestal wash hand basin.

From the dining hall a further door and step leads to

INNER HALLWAY

with stairs leading to the first floor landing.

CLOAKROOM

7' 6" x 5' 3" (2.29m x 1.60m) with window to rear and fitted with a vanity sink unit with cupboards and wc, wall mounted cupboard housing the electrics.

STUDY

9' 9" x 9' 4" (2.97m x 2.84m) a double aspect room taking in views over the rear garden.





FIRST FLOOR LANDING

with window to the rear taking in views of the gardens and beyond, loft access, radiator and stairs leading to second floor.

BEDROOM 1

16' 9" x 12' 8" (5.11m x 3.86m) with window to front with views to Salehurst Church, central fireplace with decorative mantel and surround, wrought iron inset and raised hearth. Door to

EN-SUITE BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m) with window to front, tiled floor, part tiled walls and fitted with a panelled bath with shower over, pedestal wash hand basin, wc and heated towel rail.

BEDROOM 2

15' 8" x 14' 11" (4.78m x 4.55m) a double aspect room taking in far reaching views, understairs storage cupboard, door to brief hallway with hanging space, connecting to

BEDROOM 3

12' 7" x 11' 2" (3.84m x 3.40m) with window to side.

SHOWER ROOM

8' 9" x 4' 10" (2.67m x 1.47m) with window to rear, part tiled walls, laminate flooring and fitted with a large shower cubicle with chrome attachment, vanity sink unit with granite working surface, wc, bidet and heated towel rail.

SECOND FLOOR LANDING

with shelved recess.

BEDROOM 4

13' 5" x 12' 4" (4.09m x 3.76m) with window to side, feature fireplace and sink.

BEDROOM 5

11' 11" x 11' 10" (3.63m x 3.61m) with window to rear, eaves storage.

NOTE

Part of the attic space has a flying freehold above the neighbouring property.

OUTSIDE

To the front of the property is an area of lawn with established borders and hedges. A side gate gives access to the LOG STORE and into the rear garden. There is also an old Forge in need of repair and offering potential to be a garden room or office. The rear garden is substantial, well planted with mature trees and shrubs. There is a greenhouse, large productive vegetable garden and rear access to the garage. The gardens are very secluded not being overlooked by any neighbours.

GARAGE

18' 0" x 14' 3" (5.49m x 4.34m) with courtesy door to the rear garden.

COUNCIL TAX

Rother District Council
Band G - £3917.88 (2023/24)



