



Turkey Farm St Marys Lane, Bexhill-on-Sea, East Sussex, TN39 5JE

A Substantial Small Holding In Rural Location With Fantastic Additional Potential

£1,150,000

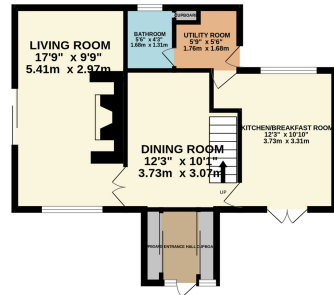




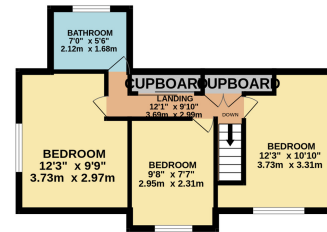
The property Café is delighted to offer for sale this substantial 'small holding' with a detached three bed & various substantial out buildings and stables enjoying a rural setting within approx 2.85 acres of well kept grounds & private woodland. Originally a working farm the property now lends itself to an idyllic rural lifestyle with excellent potential for equestrian facilities. Indeed the property offers endless possibilities for outdoor activities, entertainment or simply enjoying the large plot of land with rural aspects. The main property itself is accessed via a country track leading off St Marys lane in turns leads to the secure, walled & gated entrance. The main farm house itself offers a substantial inner hall, a modern kitchen/breakfast room, living room with inglenook style fireplace, utility room, modern bathroom and three family bedrooms. There is a substantial detached barn which is ideal to develop with additional stables, double garage & extensive storage. **As the floor plan will illustrate the outbuildings offer great potential to convert into accommodation (subject to planning consent) & as you will note the stables offer excellent equestrian facilities. For addition information or to arrange to view please contact us on 01424 224488.**



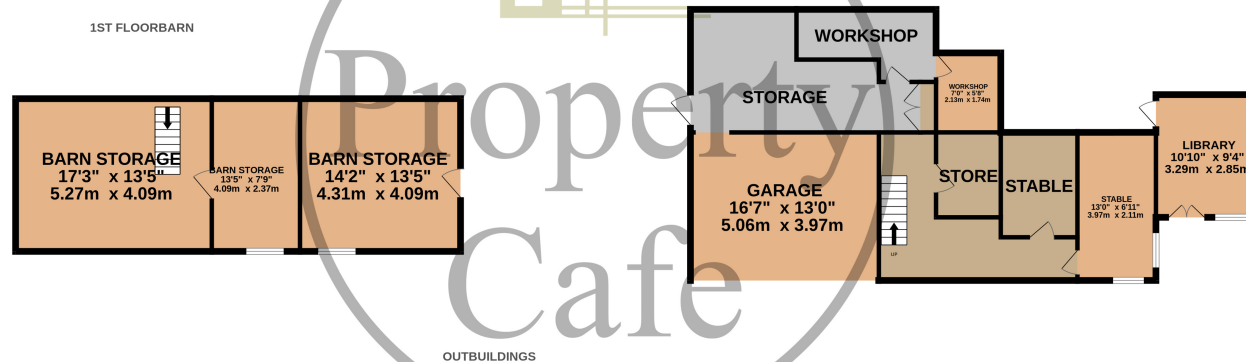
GROUND FLOOR



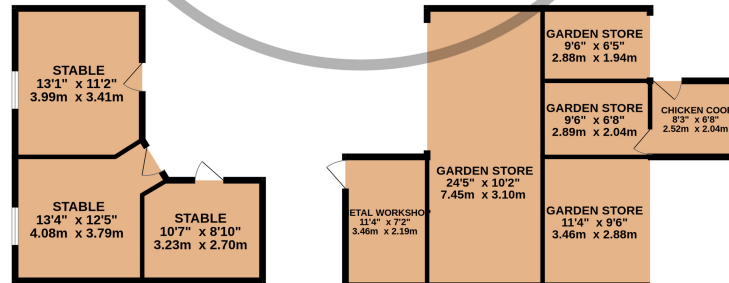
1ST FLOOR



1ST FLOOR BARN



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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As you will note from the above photo the property offers fantastic potential and enjoys a peaceful rural setting with rolling grounds & a private woodland area. The accommodation offers scope to continue developing the Barn & outbuildings to suite your requirements. The property whilst rural enjoys the benefits of being within easy reach of Bexhill Town & indeed the new link road can be accessed at the end of St Mary lane. The main family home is well presented with the current owners comprehensively refurbishing the property both internally & external. The grounds are secured with walled & gated access leading to a substantial dry hard standing parking area for numerous cars & vehicles. For additional details or to arrange to view please contact our Bexhill team on 01424 224488





External Buildings Detached Barn (Ground Floor) - A Substantial Detached barn with excellent potential & scope currently used as dry storage : Stable One - 4.30 x 3.64 (14'1" x 11'11") - With stable door, window to the front elevation. : Stables Two - 3.70 x 2.72 (12'1" x 8'11") - With stable door : Workshop - 4.23 x 2.78 (13'10" x 9'1") - Comprising work benches. : Additional Store - With door to side elevation. **Detached Barn (First Floor)** Extensive area ideal to develop offering plenty of scope and potential subject to usual planning consents, window to side elevation. Double Garage - With obscured glass window to the side elevation, electrically operated double door, stairs leading to first floor. **Separate Stable Block - Comprising three further stables with stable doors, with fully functioning stable equipment. Please Refer To Floor Plan To Qualify The Layout Of The Outbuildings**

- Rural Small Holding With Substantial Grounds
 - With gated Access providing security and privacy,
 - Detached Three Bed Family Home
 - Modern Refurbished Family Home
 - Substantial Barn With Excellent Potential
 - Outbuildings With Potential & Scope
- Current x5 Dry Stables In Total
 - Secure Walled Gated Access
 - Offering An Idyllic Rural Lifestyle
- Substantial Grounds & Private Woodland
 - Ideal For Equestrian Pursuits
- Rural But Easy Access To Bexhill Town