



Dengates Farm, Waldron, Heathfield, East Sussex TN21 0SB



An extensively restored and hugely improved Four bedroom, Two bathroom Edwardian semi-detached property, sympathetically modernised to retain the period features throughout, but benefiting from all the modern comforts one would expect. The property is located on the outskirts of the village of Waldron and enjoys views across countryside but it is still only a 2 minute walk to village centre and the pub. Properties in Waldron rarely come to the market, with this rural location being arguably one of the most desirable in East Sussex.

#### GROUND FLOOR

- Kitchen/Utility
- Dining Room
- Living Room
- Lounge

#### FIRST FLOOR

- Bedroom 1
- En Suite
- **Bedrooms 2, 3**
- Family Bathroom

#### SECOND FLOOR

- Bedroom 4



## Description

AP Estate Agents are proud to bring to the market "Dengates Farm", historically once forming part of a working farm. Today the property has been completely renovated by the current owner to a high standard, and great care has been taken to improve on every aspect of the property. With a plaque dating 1910 situated on the front of the property there is no mistaking its age, this handsome semi-detached property boasts almost 1650 sq ft of accommodation spread over three floors. You will enjoy three reception rooms with access out to the garden, a large re-fitted kitchen, four double bedrooms, a family bathroom and en-suite. Whilst undergoing renovation the property has been re-wired, had a new central heating system, plumbing, windows, insulation in floors and ceiling, as well as an attic conversion creating an extra room.

#### INSIDE THE PROPERTY

Dengates farm is entered via a PORCH which was totally rebuilt as part of the renovations, it provides a welcoming area with hanging space for coats and floor space for shoes. Once through the front door and into the main hallway you will feel a sense of space, with a large picture window over the stairs it is flooded with light and features a very useful storage cupboard beneath. The LIVING ROOM has a lovely log burner on a tiled hearth with a built-in cupboard to one side of the chimney breast, double glazed doors lead out directly to a patio area in the rear garden. Reception room 2 is used as a large DINING ROOM, with a fabulous view out over the front garden it makes a wonderful room to entertain, there is an original cast iron fireplace with decorative tile surround and built in storage to one side, from here you can walk through to the LOUNGE which could be used for a whole host of purposes, generously proportioned with double glazed doors out to the garden, a charming solid fuel AGA range cooker and access through into the Kitchen. The KITCHEN is fitted with an extensive range of shaker style units spanning the width of the house this will be a dream for many. Appliances include an eye level electric double oven, halogen hob with stainless steel extractor above, integrated dishwasher and washing machine as well as space for a fridge freezer. The contrast between light coloured units, quarry tiled floors and splash back tiles works really well to create a light and airy environment with multiple windows and access to: CLOAKROOM with additional storage units and worktop beneath, plumbing for washing machine and dryer, WC, heated towel rail and wash basin with storage below. There is a door here leading out to the rear garden.

#### UPSTAIRS

The stairwell is spacious and has a large picture window over looking the front of the property, there is a galleried landing with enough space to have occasional furniture or seating. A considerable amount of reconfiguring has happened upstairs, every single bedroom has built in storage and received attention during the renovation, as the photos will demonstrate the vendor has finished the property to an excellent standard. The PRINCIPAL BEDROOM has wonderful views across open fields and the benefit of an en-suite with both a walk-in shower cubicle and stand alone roll top bath, WC and basin. BEDROOM 2 is a generous double with fitted cupboards either side of a chimney breast with ornamental period fireplace inset, a large window provides views out to the front of the property. BEDROOM 3 is a equal size and contains a single wardrobe with a period fireplace inset, and views over the rear garden. The FAMILY BATHROOM has a walk-in corner shower with a separate panel bath, WC and wash basin. BEDROOM 4 is accessed via its own staircase, halfway up the vendor has cleverly retained loft space either side neatly concealed behind cupboard doors, the bedroom itself could possibly fit a double bed but would be more comfortable as a single due to slightly restricted head height. There is a recess on the landing that could be used for hanging space or an extra cupboard, a Velux window allows plenty of light to flood in.

#### OUTSIDE

The property is approached via a shared entrance, in front of the property is a parking area for multiple cars set within a lawned front garden, tall hedging give privacy from the lane and a newly laid path leads to the front door. The rear garden is accessed via a five bar gate, has a patio adjoining the house which can be accessed from each of the rear reception rooms via double doors, and is predominately lawned with a timber framed shed and the Oil tank for the central heating concealed behind fencing. The OUTHOUSE is an integral part of the property but accessed from outside only, back in the days of when this was a working farm house it was historically used a sow pen, now it provides useful storage and houses the central heating system.

#### ADDITIONAL INFORMATION

The shared driveway that runs down the side of the property leads to a separate barn conversion behind the property.

SERVICES: 1500ltr tank Oil Fired heating, septic tank - drainage

COUNCIL TAX BAND: F (approx. £3413)





#### LOCATION

Waldron is a beautiful village lying in quiet Sussex countryside, dating back to the 12th Century with an impressive parish Church and The Star Inn commanding its center, along with a roll of honor memorial displaying the names of the brave men whom lost their lives in world wars 1 & 2. There is also a village hall, Cricket pitch and recreational area, which frequently hosts charity events and country shows throughout the year.

Horam is the nearest large village, just 2 miles away and offers a variety of shops for every day needs, as well as a dentist, doctors and vets. It also hosts a number of leisure facilities including 9 hole golf course, tennis courts, horse riding and fishing. The market town of Hailsham is approx 7 miles away and offers a more comprehensive range of shops and supermarkets, places to eat and facilities, there are numerous primary schools and well respected secondary school, along with a leisure centre with bowling and a cinema. Heathfield (3 Miles) also offers a generous amount of facilities too, including main brand supermarkets such as Sainsbury, Co-Op, Waitrose and Tesco express.

**SCHOOLS:** Blackboys Church of England Primary 2 miles, Maynards Green Primary 2 miles, St Mary's Primary/Secondary 2 miles, Heathfield Secondary 3.5 miles, to name a few, there are a host of other Private and Public schools within a 5 mile radius.

Other notable locations nearby include Brighton (20 miles), Royal Tunbridge wells (16 miles), Eastbourne (16 miles), Hastings (26 miles), Gatwick airport (30 miles).

Nearby railway services can be found at Wadhurst, Stonegate, Buxted and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour.

#### DIRECTIONS

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Driving from the nearest and largest town HEATHFIELD, continue out of Heathfield on the A265 in a westerly direction towards Cross in Hand, take a left hand turn into Pages Hill and (making sure to stop first) go straight over at the next cross roads into New Pond Hill. You stay on this lane until eventually veering to the left onto back lane briefly, you will be taking the next turning on the right called Whitehouse lane which will take you into the heart of Waldron village, take a moment to notice the memorial and Star Inn which needs to remain on your left, leaving the Star behind you "Dengates Farm" can be found as second of two properties on the right hand side.

**Local Authority:** Wealden

**Services (not checked or tested):** This text is editable

**Tenure:** Freehold

**EPC:** EPC Rating E

**Council Tax Band:** F

Offers in Region of £675,000

Viewings

By Appointment Only





**Disclaimer:**

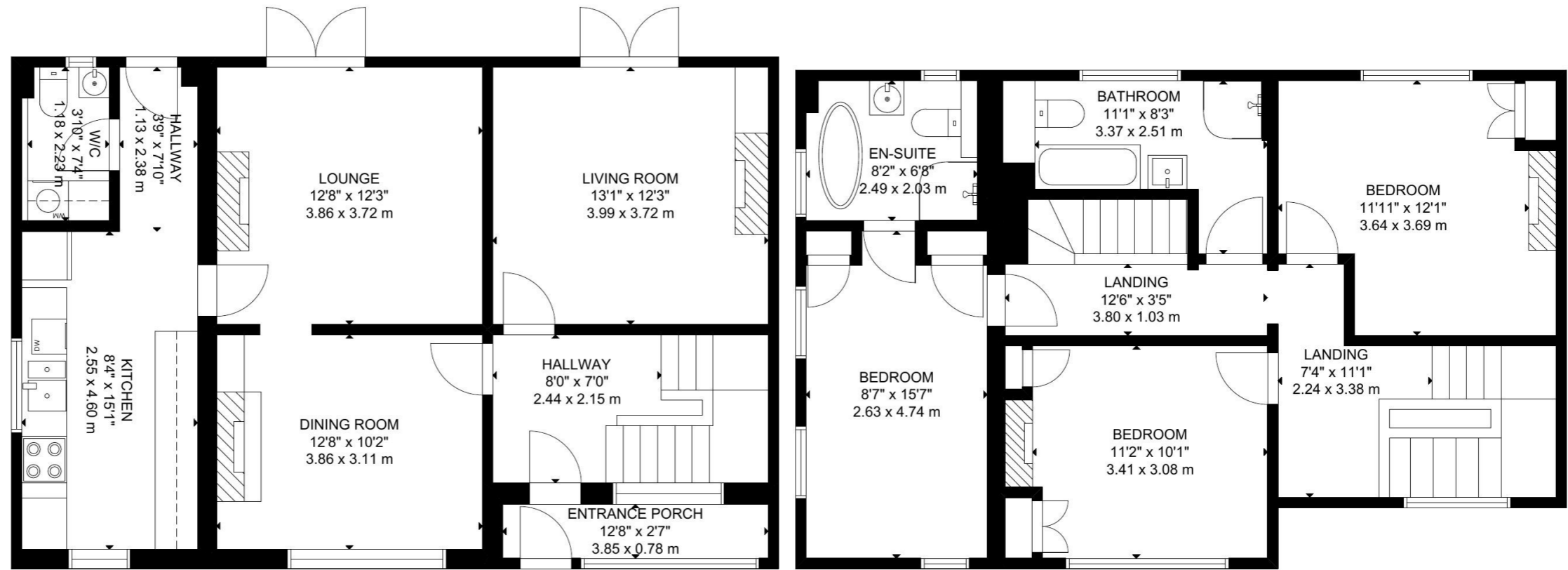
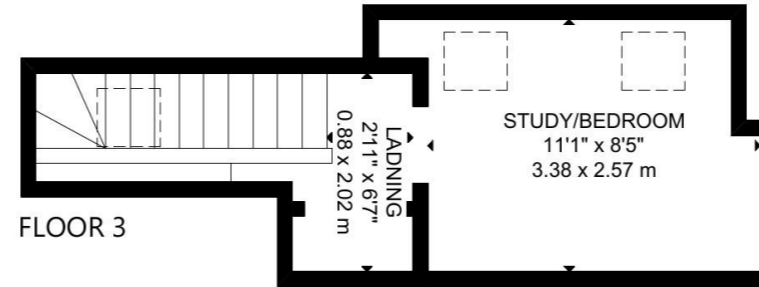
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 158 m<sup>2</sup>/1,690 sq ft  
 FLOOR 1: 72 m<sup>2</sup>/770 sq ft, FLOOR 2: 72 m<sup>2</sup>/770 sq ft  
 FLOOR 3: 14 m<sup>2</sup>/150 sq ft  
 EXCLUDED AREA: PORCH: 3 m<sup>2</sup>/32 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

