



The Lodge, Normanhurst Stables,  
Horns Corner,  
Catsfield,  
East Sussex,  
TN33 9DU



# Horns Corner

A modern detached five/six bedroom house that offers excellent equestrian facilities with seven stables and approximately 5.7 acres of land. Approached over a gated entrance with extensive parking and two large pole barns.

## Features

DETACHED HOME

OPEN PLAN

KITCHEN/DINING/SITTING

5.73 ACRES

7 STABLES

5/6 BEDROOMS

EQUESTRIAN FACILITIES

2 POLE BARNs



## Description

**\*HOUSE WITH EQUESTRIAN FACILITIES\*** This large detached 5/6 bedroom family home occupies a tucked away setting with a gated entrance. Built in 2013 the property benefits from oil central heating and double glazing. The accommodation is set out over three floors with an impressive open plan kitchen/living/dining room which is set to the lower garden level. The property enjoys a lovely southerly aspect with views over the grounds that extend to approximately 5.73 acres (tbv). These are currently subdivided into a variety of paddocks and include an all weather riding arena, seven stables with concrete turnout. To the front is a substantial area of parking with access for large vehicles with two pole barns.

## Directions

From Battle High Street proceed north along the North Trade Road, turn left towards Catsfield where the entrance will be found on the right hand side opposite Redcoat caravan site.

What3Words: [///vans.outlawing.slurred](https://www.what3words.com/vans.outlawing.slurred)



### **COVERED PORCH**

With outside light, double door to

### **ENTRANCE HALL**

Stairs rising to galleried landing, separate staircase leading down to the principle accommodation at garden level.

### **L-SHAPED KITCHEN/LIVING/DINING AREA**

30' 6" x 13' 4" (9.30m x 4.06m) narrowing to 11' 2" x 11' 1" (3.40m x 3.38m) Wide bi-fold doors opening onto the patio and garden, tiled flooring throughout and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, wine cooler, wall mounted double oven and space and plumbing for American style fridge/freezer. There is a large area of granite work surface incorporating a double Butler sink with mixer tap, four burner gas hob with extractor fan above. The kitchen opens into the

### **UTILITY ROOM**

11' 9" x 10' 3" (3.58m x 3.12m) With tiled flooring and a further range of base and wall mounted units with space and plumbing for appliances. There is a large area of granite working surface incorporating a stainless steel sink with mixer tap and drainer, cupboard housing wall mounted boiler.

### **WC**

Concealed cistern wc and vanity sink unit, tiled floor.

### **UPPER GROUND FLOOR ACCOMMODATION**

#### **SITTING ROOM**

14' 1" x 13' 3" (4.29m x 4.04m) With window and double doors to Juliet balcony, oak flooring.

#### **BATHROOM**

10' 0" x 7' 1" (3.05m x 2.16m) With obscured window to rear, tiled floor, fitted with a vanity sink unit with concealed cistern WC, panelled bath and glazed shower enclosure.

#### **BEDROOM**

13' 8" x 8' 5" (4.17m x 2.57m) With window taking in views to the rear, oak flooring.

#### **BEDROOM**

12' 10" x 11' 8" (3.91m x 3.56m) With box bay window to front.





#### **BEDROOM**

11' 0" x 10' 7" (3.35m x 3.23m) With window to the front, oak flooring.

#### **FIRST FLOOR LANDING**

17' 2" x 11' 9" (5.23m x 3.58m) max, with window to side, velux window to rear, eaves storage space.

#### **BATHROOM**

With velux window to rear, tiled floor, fitted with a roll top bath with mixer taps and heated towel rail to side, low level WC, vanity sink unit, glazed shower enclosure.

#### **BEDROOM**

17' 2" x 11' 2" (5.23m x 3.40m) With velux window to rear, oak flooring.

#### **OUTSIDE**

The property is approached over electric gates to a substantial area of parking and turning. To the rear is a large sunken terrace with steps that rise up to an area of lawn with a pathway leading to the stable complex and a track leading out onto the grounds. The grounds are laid out to pasture/grazing and subdivided into a variety of paddocks. In all about 5.73 acres.

#### **STABLES**

Comprising 7 stables, one foaling box with a large area of concrete turnout.

#### **2 POLE BARN**

36' 0" x 16' 4" (10.97m x 4.98m) and 30' 0" x 40' 0" (9.14m x 12.19m)

#### **TIMBER STORE**

15' 6" x 11' 10" (4.72m x 3.61m)

#### **NOTE**

We are advised the property has a private drainage system and a gate within the parking area is historic and the Right of Way no longer exists.

The driveway from the gate back to the road is owned by The Lodge but the adjoining properties all have a Right of Way





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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