Property Cafe

Top Road, Hooe, Battle, East Sussex, TN33 9EY

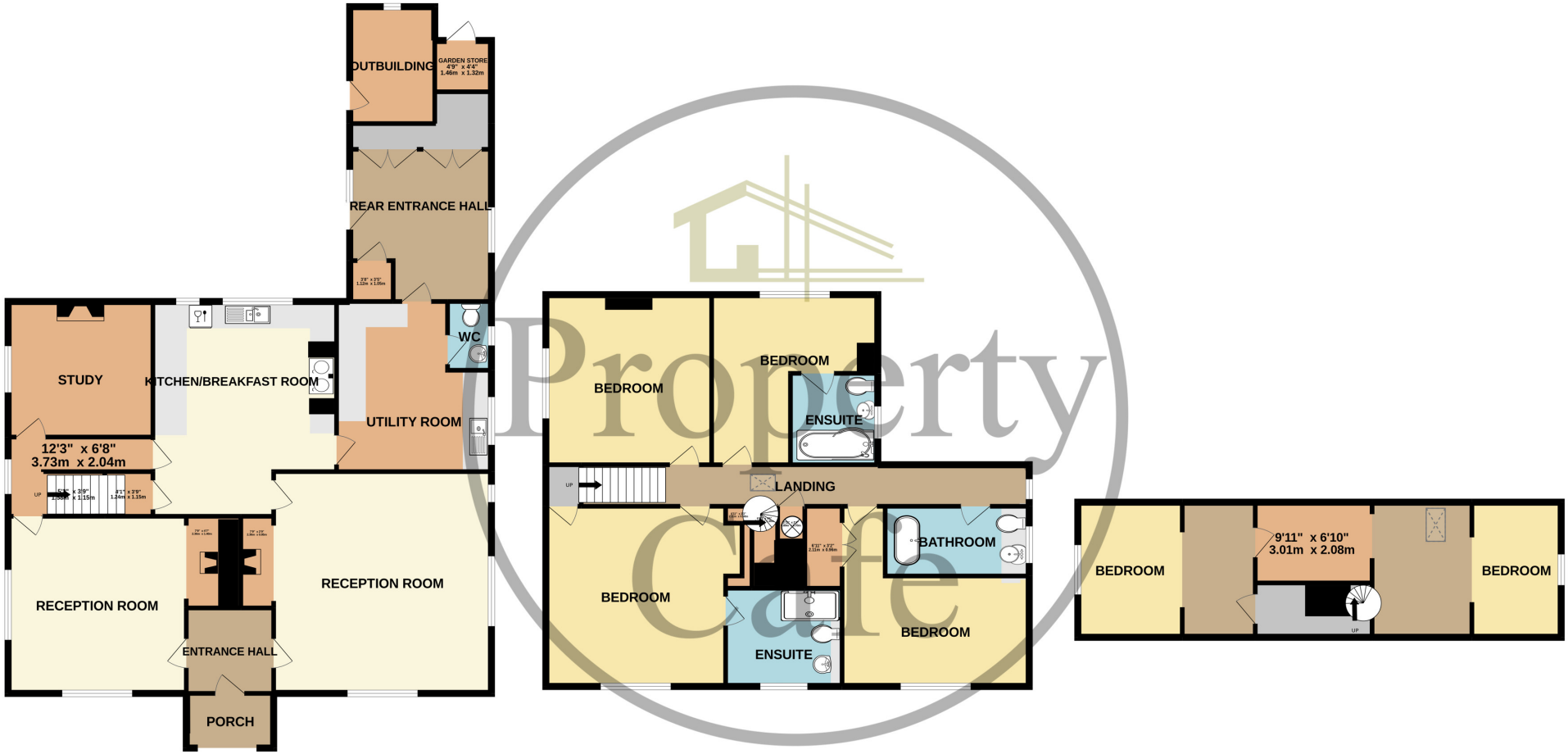
Stunning Fully Refurbished 17th Century Grade 11 Listed Farmhouse £1,475,000

An impressive detached 17th Century Grade II Listed farmhouse that offers generous accommodation retaining a wealth of period charm with good ceiling heights throughout, offering up to 6 bedrooms, with delightful and landscaped gardens that extend to approximately 1 acre. The current owners have comprehensively refurbished the property throughout and present the property for sale with accommodation and benefits that include: A stunning principle reception room with inglenook fireplace & original exposed beams * a separate reception room with central fireplace with log burner * a beautifully presented country kitchen with hand built units & range style cooker * a separate utility room & ground floor W.C * Large rear entrance hall with ample storage. On the first floor there is a beautiful character landing area with access to a spacious master bedroom character beams & stunning modern en-suite shower room. On the second floor you will find various addition rooms currently arranged to offer two additional family bedrooms and also additional storage, hobbies / study space. The property is set within substantial areas of garden with grounds that extend to approximately an acre. To the side there is ample off road parking with access to a substantial detached workshop / garage that offers excellent potential to convert to living accommodation. For full details or to arrange to view please contact our Sales team on 01424 224488.

GROUND FLOOR

1ST FLOOR

LOFT ROOMS



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W E

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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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To the rear there is an attractive creeper covered walk way PERGOLA with an old brick paved path that winds around the property. There is a WELL water feature and a variety of seating areas that are interspersed with mature and established trees, plants and shrubs with areas of lawn which are hedge enclosed. There is an archway leading to a hedge enclosed secret garden with central water feature and offering further seating areas to the other side of the property is an area of park like ground offering a large expanse of lawn with a variety of mature trees and established borders. To the rear of the private garden is a KITCHEN GARDEN area. You should be aware that Sandhall Farm is a working farm and there is a vehicular access to the farm. We are also advised there is a footpath down the driveway.

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The property is approached over a concrete driveway which provides ample parking and turning. Access is given to a large detached brick OUTBUILDING which is sub-divided into three rooms measuring 20'5 x 11', 11'6" x 10' and 14'4" x 11'1" which may offer potential for conversion (subject to planning permission). From the drive access is given to the formal gardens which are enclosed with picket fencing and mature hedging. The gardens offer an area of level lawn to the front with a pathway to the front door. Access is given to each side, to one side there is an above ground swimming pool.

- Stunning 17th Century Farmhouse
- Grade 11 Listed With Stunning Features
- Two Beautifully Presented Receptions
- Hand Built Country Style Kitchen
- Master Bedroom With En-Suite
- Accommodation Over Three Floors
- Beautiful Original Features
- Exposed Beams & Inglenook Fireplaces
- Fully Refurbished Throughout
- Raised Above Ground Swimming Pool
- Brick Built Outbuildings With Scope & Potential
- Six Spacious Family Bedrooms
- Bespoke Family Bathroom
- Ground Floor Snug / Study
- Oil Fired Central Heating
- Stunning Areas Of Garden & Grounds
- Ample Parking & Outbuildings