



Mamhull Farmhouse,  
Sheepcote Lane,  
Chalvington,  
East Sussex,  
BN27 3SX



# Sheepcote Lane

A delightful period farmhouse with a detached ancillary barn set in a glorious rural location on a no-through country lane backing onto farmland and close to the down-land villages of Chalvington and Ripe, the property enjoys delightful gardens, an oak framed barn, substantial garage and a variety of useful outbuildings, as well as a paddock, in all approximately 2.07 acres.

## Features

PERIOD FARMHOUSE

3 RECEPTION ROOMS

DETACHED BARN

OUTBUILDINGS AND PADDOCK

5 BEDROOMS

DELIGHTFUL GARDENS

SWIMMING POOL

RURAL LOCATION



## Description

Set on a no-through country lane amidst delightful gardens, viewing is essential to appreciate this period farmhouse that combines many notable features with modern refinements. At the heart of the house is an open plan kitchen/dining room which is arranged around a centre island with lovely views to the rear. The kitchen connects to the living room which also enjoys a triple aspect and opens to the study. Two original box bay reception rooms both have inglenook fireplaces and to the first floor are five bedrooms, the master opening onto a railing enclosed balcony and having a separate en-suite and dressing room. In addition to the principal accommodation is a large oak framed barn that was built in 2000, ideal as a studio or ancillary accommodation. The barn opens onto the pool and is fully equipped with a wet room shower area and kitchen. The gardens wrap around the property, partly wall enclosed, all providing a good deal of privacy. They have been beautifully planted over the years with many established plants, shrubs and trees and there are a variety of entertaining areas, all of which enjoy the lovely views. A bridge connects the gardens with the paddock which incorporates a kitchen garden enclosure with tractor barn and vehicular access to the lane. There are a variety of useful outbuildings and a fabulous detached garage 27' 7" x 19' with two hinged doors and a large attic store that offers potential to be further converted, subject to any necessary consent. With its wonderful rural setting, viewing is highly recommended.

## Directions

Travelling north from Battle to the A22 continue to Golden Cross before turning left signposted to Chalvington and Ripe (Chalvington Road). Continue down Chalvington Road for approximately 1/2 mile and on a right hand bend, bear left into Sheepcote Lane, signposted no-through road. Proceed down Sheepcote Lane for a short distance and the property will be found on the left as the lane bears to the right.

What3Words:///choppers.suspends.guesswork



## RECEPTION HALL

12' 8" x 6' 2" (3.86m x 1.88m) with brick pavers, exposed timbers.

## TV SNUG

16' 3" x 13' 2" (4.95m x 4.01m) with box bay window to front, exposed ceiling timbers and central inglenook fireplace with wood burning stove and cupboards to side.

## DINING ROOM

16' 8" x 15' 4" (5.08m x 4.67m) with box bay window and inglenook (not in use), part panelled walls, serving hatch.

## INNER HALLWAY

with glazed roof lantern and stairs rising to first floor landing with understairs storage cupboard.

## KITCHEN/BREAKFAST ROOM

27' 6" x 13' 9" (8.38m x 4.19m) enjoying a double aspect with views over the adjoining countryside, glazed roof lantern, recessed lighting, tiled flooring throughout. The kitchen is fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers arranged around a centre island incorporating a 1 1/2 bowl stainless steel sink with etched drainer, a 4 ring ceramic hob and low level oven. The kitchen provides a large area of granite working surface with a two oven Aga and double doors opening onto the patio and garden with further doors opening to living room.

## UTILITY ROOM

13' 0" x 9' 4" (3.96m x 2.84m) a double aspect room with tiled floor, further range of base and wall mounted units with space and plumbing for appliances and a double stainless steel sink with mixer tap and drainer, floor mounted oil fired boiler.

## CLOAKROOM

with light tube and fitted with a low level wc and wash hand basin.

## LIVING ROOM

31' 0" x 13' 2" (9.45m x 4.01m) an impressive triple aspect room with bi-fold doors to patio, part tiled and carpeted with an open fireplace with limestone surround and slate hearth.

## STUDY

12' 5" x 7' 0" (3.78m x 2.13m) with glazed door to side, fitted desk unit and range of cupboards with shelving.

## FIRST FLOOR BATHROOM

10' 10" x 6' 7" (3.30m x 2.01m) max with window to side, vanity sink unit, heated towel rail, resin bath with mixer tap, shower and shower screen.





### MAIN BEDROOM

20' 0" x 11' 8" (6.10m x 3.56m) with bi-fold doors opening to a balcony with far reaching views, range of wardrobes with hanging and shelving.

EN-SUITE with central slipper bath with mixer tap, his and her vanity sink unit, low level wc and heated towel rail.

DRESSING ROOM - 11' 8" x 9' 6" (3.56m x 2.90m) with window to side, range of fitted wardrobes and double airing cupboard.

### BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m) with window to front, exposed timbers.

### BEDROOM

10' 0" x 7' 3" (3.05m x 2.21m) with window to front, exposed timbers.

### BEDROOM

11' 6" x 10' 3" (3.51m x 3.12m) with window to front, large walk-in wardrobe.

### BEDROOM

15' 4" x 9' 5" (4.67m x 2.87m) with window taking in views, fitted wardrobe.

### GARAGE

27' 7" x 19' 0" (8.41m x 5.79m) an impressive open space with fitted work benches and two double hinged doors. Pedestrian access to the side, first floor barn storage with power and light.

### OUTSIDE

The property is approached over a driveway that provides parking with access to the garaging. The front garden is enclosed with mature hedging. The gardens are laid to lawn and interspersed with established flowerbeds boasting an array of plants, shrubs and specimen trees. To the rear of the property is a large area of paved patio that takes in the views as well as a circular creeper covered Arbor within the lawn. The garden extends out to the west side and wraps around an oak framed barn which leads out to the heated pool with wall and paved enclosure and external lighting. To the rear of the pool area is a TIMBER SHED 13' 11" x 11' 5" (4.24m x 3.48m) with work bench, power and light and the POOL FILTRATION ROOM 11' 8" x 4' 10" (3.56m x 1.47m) housing the filtration system and heat pump. To the east is a bridge to the paddock which fronts the lane with a separate vehicular access and a TRACTOR BARN with up and over door. A further bridge returns to the garden, the whole of which backs onto open farmland. There is also some further parking just outside the western boundary. The grounds amount to approximately 2.07 acres. NOTE. There is a footpath across the paddock.

### DETACHED OAK FRAMED BARN

An English Heritage built barn with an impressive vaulted ceiling.

KITCHEN - 13' 0" x 8' 7" (3.96m x 2.62m) with a fitted range of kitchen units incorporating a 4 ring hob and stainless steel sink.

ANCILLARY ROOM 35' 7" x 18' 9" (10.85m x 5.71m) with glazed doors opening to the pool.

SHOWER ROOM fully tiled, wet room, heated towel rail, wash hand basin and low level wc.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

