



Coombe Ash,
Churches Green,
Dallington,
East Sussex,
TN21 9NX



Churches Green

A picturesque unlisted three bedroom period property set in a breathtaking location enjoying panoramic rural views over open countryside, all set off a little used country lane with a detached one bedroom cottage, detached garaging, stables, grounds of approximately 10 acres and planning permission for an extension.

Features

RESTORED MEDIEVAL HALL HOUSE

DETACHED COTTAGE ANNEXE

DOUBLE GARAGE

PADDOCKS AND STABLING

PLANNING PERMISSION FOR 400

ABOUT 10 ACRES

SQ.FT EXTENSION



Description

Viewing is essential to appreciate this unlisted medieval Hall house that was reconstructed after the 1987 storm. The property has been sympathetically renovated to retain a number of the original features with a wealth of light oak beams and good ceiling heights.

The accommodation is beautifully maintained and enjoys an impressive dining hall, a triple aspect drawing room with an inglenook fireplace and a kitchen complete with an Everhot range.

Planning permission Ref. WD/2021/2485/F has been granted to provide an additional reception room but it is thought this could also become a stunning kitchen/breakfast room with lovely views. The planning also allows for a master bedroom with en-suite, in all about 400 sq.ft.

There is a detached self contained one bedroom cottage and a large double garage with storage above.

Approached off a little used country lane with a private driveway, the property stands in a commanding location with wonderful panoramic rural views. There is a natural pond and attractive formal gardens with paddocks, in all extending to approximately 10 acres with 2 stables.

Set in a wonderful rural setting the property enjoys breathtaking views and is within only 2 miles of Rushlake Green and 8.5 miles from Stonegate station.

Directions

From our office in Battle High Street proceed to Borcham Street and onto Windmill Hill. Turn right into Victoria Road and proceed along for some distance turning right into Churches Green where the property will be found on the right hand side.

What3Words:///yesterday.casually.shrimps

THE ACCOMMODATION with approximate room dimensions is approached via a



GROUND FLOOR

DINING HALL

21' 2" x 10' 5" (6.45m x 3.18m) with window taking in views to the rear, exposed timbers, slate flooring and stairs rising to first floor.

KITCHEN

21' 10" x 9' 3" (6.65m x 2.82m) an impressive double aspect room with exposed timbers, tiled floor and fitted with a range of custom base and wall mounted kitchen cabinets incorporating cupboards and drawers with two integrated fridges, separate freezer, dishwasher and a large area of granite working surface incorporating a four ring hob and butler sink with mixer tap and etched drainer. There is an Everhot double oven with a 2 ring ceramic hob.

UTILITY ROOM

10' 1" x 9' 8" (3.07m x 2.95m) with a separate door to outside with separate covered porch, tiled floor exposed timbers, vaulted ceiling, range of fitted cabinets with a granite working surface and a butler sink with mixer taps. Spaces and plumbing for appliances.

CLOAKROOM

with window taking in views to the rear and fitted with a low level wc.



SITTING ROOM

19' 8" x 22' 2" (5.99m x 6.76m) a triple aspect room with exposed ceiling and wall timbers, wide oak floorboards and an impressive inglenook fireplace with bressumer beam and wood burning stove.

FIRST FLOOR LANDING

with exposed chimney

MASTER BEDROOM

17' 6" x 12' 1" (5.33m x 3.68m) a vaulted triple aspect room with two eaves cupboards and exposed timbers.

BATHROOM

7' 4" x 7' 1" (2.24m x 2.16m) with window to front, vaulted with exposed timbers and fitted with a corner bath with telephone style taps, low level wc and wash hand basin with shaver point to side.



BEDROOM 2

15' 1" x 9' 7" (4.60m x 2.92m) a triple aspect room, vaulted with exposed timbers, eaves storage.

BEDROOM 3

11' 6" x 10' 2" max narrowing to 8' 4" (3.51m x 3.10m) with window to front, vaulted with loft access, raised canopy

ANNEXE

18' 10" x 15' 7" (5.74m x 4.75m) including a separate bathroom. A vaulted double aspect room with exposed timbers and oak floorboards.

BEDROOM AREA

14' 2" x 9' 10" (4.32m x 3.00m) vaulted with exposed timbers.

BATHROOM

9' 6" x 7' 3" (2.90m x 2.21m) with Velux window to rear, tiled floor and fitted with a roll top bath with telephone style taps, pedestal wash hand basin, low level wc and heated towel rail.

GARAGE

21' 9" x 18' 6" (6.63m x 5.64m) with loft access, a boarded area approximately 8' 8" x 7' 4" (2.64m x 2.24m).

OUTSIDE

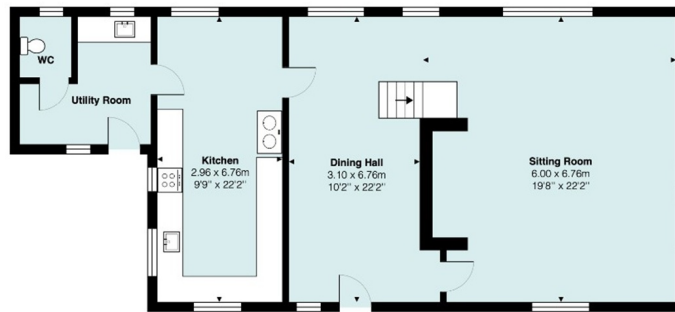
The property is approached through a five bar gate to a private drive, passing a natural pond, with parking and turning. The gardens wrap around both the house and annexe being predominantly laid to lawn extending out to one side with lovely rural views from a raised patio. A post and rail fence divides fields that extend to 10 acres. The stable building is mobile but sits on a concrete base and comprises of two loose boxes.

NOTE: Further land is available by separate negotiation.

COUNCIL TAX

Wealden District Council
Band G - £3,604 (2023/24)

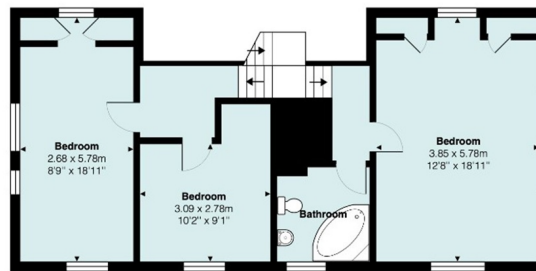




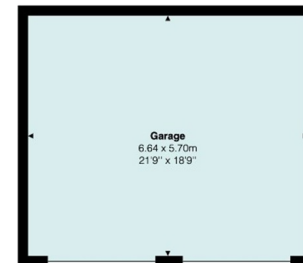
Ground Floor
Area: 93.0 m² ... 1001 ft²



Annexe
Area: 44.0 m² ... 474 ft²
Outbuildings (not shown in actual location)



First Floor
Area: 64.4 m² ... 693 ft²



Garage
6.64 x 5.70m
21'9" x 18'9"

Coombe Ash, Churches Green Rd., Dallington TN21 9NX

Total Area: 201.4 m² ... 2168 ft² (excluding garage)

All measurements are approximate and for display purposes only

