



Uplands Farm

Hooe, near Battle, East Sussex, TN33 9HD

Batcheller
Monkhouse

UPLANDS FARM

A beautifully situated farmhouse in a rural location with good views, detached annexe, office building, mobile home, range of equestrian facilities and about 6.4 acres.

Ground Floor:

- Entrance Lobby
- Living Room
- Garden Room
- Dining Room
- Kitchen
- Sun Room
- Utility Room
- Boot Room

- Bedroom 4/Study with en suite Dressing Room and Shower Room

First Floor:

- Three Bedrooms, two with en suite Shower Rooms
- Family Bathroom

Detached Annexe:

- Living Room/Kitchen
- Bedroom
- Shower Room
- Boot Room

Outside:

- Office Building with B1 use

- Mobile Home
- 9 Loose Boxes
- Sandschool
- Lunge Ring
- Further Outbuildings
- Gardens and Pasture - in all about 6.4 acres



AMENITIES

Uplands Farm is located in a wonderful position set down a shared private drive, with no near neighbours, in this rural stretch of countryside with views across Waller's Haven and the open landscape of Pevensy Levels.

The village of Hooe with farm shop, plant nursery, local garage and public house is about 1 mile, with the parish church somewhat nearer. The sea at Norman's Bay is some 5 miles. Ninfield with local amenities is about 3 miles. The historic town of Battle is 7 miles and has a good range of shops and a mainline station (London Bridge/Charing Cross). The coastal towns of Bexhill-on-Sea and Eastbourne are about 5 and 8 miles respectively.

State and private schools within reach include Ninfield Primary School, Bexhill Community College, St Bede's at Upper Dicker, St Andrew's and Eastbourne College at Eastbourne, Battle Abbey at Battle and Vinehall at Robertsbridge.

DESCRIPTION

Uplands Farm is a beautifully situated farmhouse in a rural location, the elevations being brick, colour-washed part tile hung beneath a tiled roof. There is oil-fired central heating and double glazing throughout.

The main features are:

- Front door to entrance lobby with door to the utility room with work surface, butler's sink and plumbing for washing machine.
- The living room is double aspect and has a fireplace with brick chimney breast and wood burner, fitted book shelves. A door leads to the garden room which is triple aspect, also with a wood burner, and double doors to the terrace.
- There is an inner hall and a dining room, opening through to the sun room with doors to the garden and also the well-fitted kitchen, with butler's sink, Stoves electric double oven with hob and extractor hood above. There is also a useful boot room with storage cupboards and doors to the garden.
- The study/bedroom 4 has an en suite dressing room and a shower room.
- The first floor has a landing and three bedrooms, two of which have en suite shower rooms, plus a family bathroom.



DETACHED ANNEXE

The annexe is of timber clad elevations beneath a felted roof. It comprises: lobby/boot room; living room/kitchen 17' x 12'9 with wood burning stove; double bedroom and shower room.

The annexe has planning permission WD/2018/1347/FR stating "the annexe shall be regarded and used as an integral part of the existing dwelling Uplands Farm only and shall not be occupied as a separate dwelling unit".

OFFICE BUILDING

This measures 15'5 x 15'4 and is currently used as a store room. It benefits from planning permission WS/2005/2262/FR granting "change of use of existing garage to B1(a)".

EQUESTRIAN FACILITIES

These include:

- Yard with three timber-framed stable blocks with a combined total of nine loose boxes;
- Sand school 40 x 20m
- Circular lunge ring and turnout area
- Range of timber-framed buildings/sheds used as hay and feed stores
- Mobile home - the vendor has advised this has been located for at least ten years and Council Tax is currently paid (Band A)

GARDENS AND GROUNDS

Uplands Farm is approached from a shared private driveway onto a tarmac driveway with parking for a good number of vehicles. There is also a separate access providing extensive additional parking for horse lorries and other machinery.

The gardens surround the house and annexe, principally laid to lawn, with terrace, flower beds and a number of trees and shrubs.

The paddocks are fenced with horse stock fencing and extends to about 6.4 acres.





DIRECTIONS

From the centre of Hooe, proceed in an south-westerly direction on the B2095 towards Bexhill/Eastbourne. Pass the turning to Church Lane on the left and continue for a further 0.5 of a mile and the entrance drive to Uplands Farm will be found on the right.

Additional Information:

Note: A public footpath crosses the property.

Local Authority: Wealden District Council.

Telephone: 01892 602010 Website: www.wealden.gov.uk

Services: Mains electricity and water (not checked or tested)
Private drainage. No mains gas or connection to mains drainage

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX145070

EPC: EPC rating E

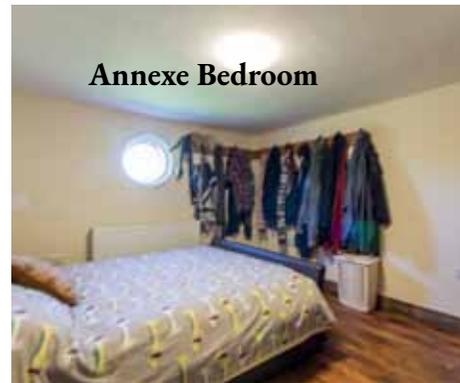


Annexe

Annexe Living Room



Annexe Bedroom



GUIDE PRICE £800,000 - £850,000

VIEWINGS

For an appointment to view please contact our Battle Office,
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Uplands Farm, Hooe Nr Battle, TN33 9HD

Approximate Gross Internal Area = 243.6 sq m / 2622 sq ft

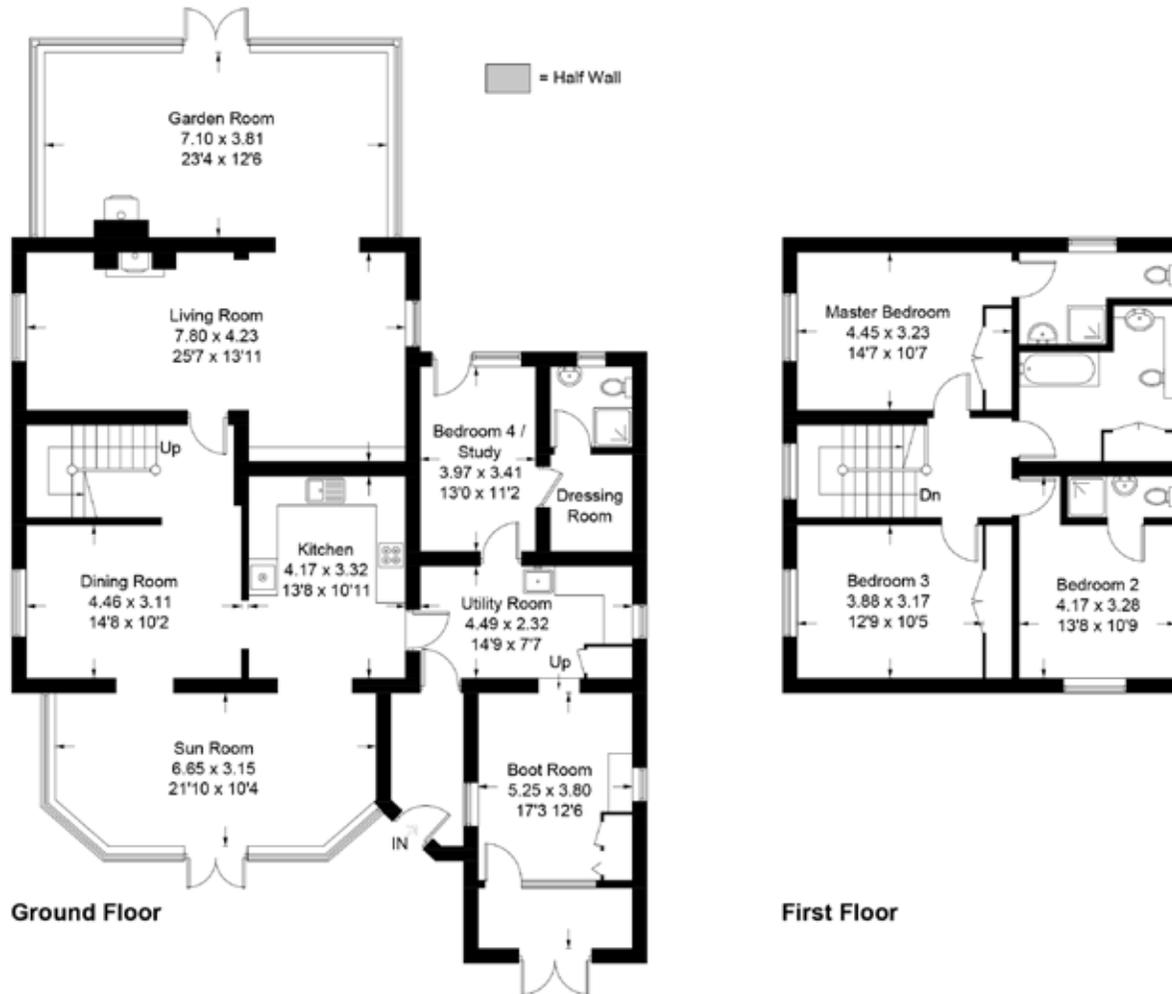


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

