



Horselunges Manor

Hellingly, East Sussex, BN27 4EU

Batcheller
Monkhouse

Our Corner of England

HORSELUNGES MANOR

“One of the most spectacular of Sussex timber houses” – Pevsner

A Grade 1 Listed moated Manor House dating from the 15th century and standing in a magical setting amidst a part wall-enclosed garden and within the confines of a spring-fed moat. Also included is an attached self-contained annexe cottage, garage block for 8 cars with flat over, detached cottage, farm buildings, together with the most beautiful garden and grounds and farmland - in all about 30 acres.

Ground Floor

- Great Parlour/ Drawing Room
- Dining Room
- Study
- Snug
- Billiard / Sitting Room
- Gymnasium
- Kitchen / Breakfast Room
- Utility Room

First Floor

- Landing
- Great Chamber/Master Bedroom with en suite Dressing Room/Bathroom
- Five further Bedrooms
- Three further Bathrooms

Attached Self-Contained Annexe:

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room

Garage Block for eight cars with Flat above comprising:

- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom

The Stables Cottage comprising:

- Sitting Room
- Kitchen
- Two Bedrooms
- Two Shower Rooms

Outside

- Selection of Farm Buildings
- Most beautiful Garden and Grounds of about 5.5 acres
- Further 24.5 acres of Farmland and Woodland Shaw – in all about 30 acres



HORSELUNGES MANOR

This exceptional Grade I Listed moated Manor House dates from the 15th century, and is rich in medieval architecture having in recent times been restored to a high standard. There is mains gas-fired central heating with separate zoned areas run by two boilers.

In the 1970s/1980s Peter Grant, the manager of Led Zeppelin, lived in this wonderful house, and for the last 30 years Horselunges Manor has been the inspirational and much loved family home of the present owners.

DESCRIPTION

The front elevation faces east and is close studded with plaster infilling. The first floor oversails on a heavy moulded bressumer and brackets with miniature shafts beneath these, which divides the front into bays. Hipped tiled roof with pentice on the west side.

The ground floor window to the right of the main doorway has been restored in recent times as an exact copy. There is evidence that the other ground floor windows are similar and have also been restored, making four bays on stone bases with two tiers of eight lights, each having wooden mullions and transoms, moulded wooden cornices over joining their heads to the overhang above, and stained glass of heraldic design which has been copied from the original windows that have survived elsewhere, though removed.

On the first floor are five restored oriel windows of eight lights, each projecting on brackets and restored gables over. One flush modern window of six lights. The south wall is tile hung. At the north end the house has been joined by a small modern passage to the circa 18th century stables (now the self-contained cottage) of red brick on the ground floor and tile hanging above.

The Great Parlour has a magnificent open timbered ceiling with moulded beams and a wide restored fireplace moved from the centre of the room where it had been inserted with a partition in the early circa 16th century.





The Great Chamber above has an open roof with tie beams and arched braces, also a fine original door.

The staircase was inserted in the early circa 16th century and is built around a solid newel containing cupboards. It is screened from the entrance lobby by a partition with borrowed lights having wooden mullions, diamond-shaped leaded lights and old glass.

HISTORICAL NOTE:

Sir Nikolaus Pevsner devotes nearly a page in his book "The Buildings of England" to Horselunges Manor, which is praise indeed when the great majority of the houses he chose are dealt with in a few lines.

The house, as it is today, dates from about 1408 and was built by John Devenish or his son, but reduced in size in the early 16th century. The Manor of Horselunges passed into the possession of the Devenish family, who, before he died in 1477, asked to be buried in the chancel of nearby Hellingly parish church.

A moat, 30' wide and fed by a natural spring, surrounded Horselunges in defence of this heavily timbered house of magnificent proportions. With an interior of exceptional grandeur, it had elaborate wood panelling and carving that reflected the status of the Devenish family. The main features are:

- Horselunges Manor is approached over a stone paved and timber bridge leading through an imposing archway with wooden nail-studded double doors and from where the full splendour of this wonderful house of such historic importance can be appreciated.
- From here a stone path dividing two grass plats leads to a wide stone terrace in front of the house.
- The main studded oak front door opens to an **entrance hall** leading through to the **Great Parlour / drawing room**. The focal point of this grand and imposing room is the high ceiling with massive oak timber framework, deep recessed brick fireplace with stone facings, three window seats and door to the garden.
- The impressive **dining room** also has high ceilings with massive exposed timber framework, open fireplace with oak panelling on either side. Door to the front entrance hall and oak studded door to the garden.
- The **study** is double aspect and has oak panelled walls, built-in bookcase, stone and brick fireplace, oak door to the garden. The west-facing **snug** has a deep recess (formerly a fireplace) with oak beam over.
- The **rear hall** has a **cloakroom** with wash basin and WC.
- The **kitchen/breakfast room** has a 1½ bowl sink unit, granite work surfaces with cupboards and drawers beneath and wall cupboards above, flagstone floor, four-oven gas-fired Aga with extractor hood above, ceramic hob with extractor hood over. Integrated Siemens oven and dishwasher. Further full height storage cupboards housing larder fridges. Door to the rear porch and garden.
- The **utility room** has a 1½ bowl granite composite sink, work surfaces with cupboards beneath and wall cupboards above, plumbing for washing machine/dryer, and quarry tiled floor.
- The **billiard room/sitting room** is triple aspect and has double French windows opening to the garden. The **gymnasium** is also triple aspect with doors to the front and rear gardens, sprung floor and mirrors, vaulted ceiling, second staircase to the first floor library/bedroom and a door to the cottage annexe.







- The **first floor** is approached by the historically important staircase, built round a solid newel containing cupboards, and is one of the earliest examples of a Well staircase dating from the early 16th century, some 6' wide rising to the **first floor landing** with oak plank flooring, vaulted roof with exposed timbering, deep window recess on the second half landing.
- The **Great Chamber/master bedroom suite** is situated above the Great Hall and is equally impressive. The vaulted ceiling has exposed timbers and two massive oak tie beams, brick and stone fireplace, panelled walls of polished oak and a door to a small balcony. A concealed inner door leads to the **dressing room/bathroom** with mirror-fronted wardrobe cupboards, two double fitted cupboards, pedestal wash basin and through to the bathroom with oval bath, shower cubicle, second wash basin, WC, fitted marble-topped cupboards.
- Approached from the **second half landing** is **bedroom 2** with two sets of wardrobe cupboards, fitted bedside cupboards. **Bathroom 2** has a Victorian hand-painted Art Deco bath, pedestal basin, bidet, separate **cloakroom** with basin and WC.
- **Bedroom 3** has a stone fireplace, vaulted ceiling, and exposed timbers. **Bedroom 4** also has a vaulted ceiling and exposed timbers. **Bathroom 3** has a panelled bath, pedestal wash basin, bidet and WC, linen cupboard.
- The **library/bedroom 5** has exposed timbering and has its own entrance via external steps down to the front garden and also a staircase down to the gymnasium. **Bathroom 4** has an Art Deco bath, pedestal wash basin, and WC. **Bedroom 6** has exposed timbering.

COTTAGE ANNEXE

This is an attached, self-contained, single storey annexe of brick beneath a tiled roof and comprises: **Sitting Room; Kitchen; two Bedrooms; Shower Room.**

SELF-CONTAINED FLAT / GARAGE BLOCK

This Elizabethan-style building was built in the 1960s of brick beneath a tiled roof and with its own gas-fired central heating system.

The **garaging** comprises six pairs of panelled oak doors with the individual bays providing parking for eight cars, workshop with inspection pit, and **cloakroom** with basin and WC.

The first floor **self-contained flat** is approached by an external brick rendered staircase and provides: **sitting room; kitchen/breakfast room; two/three bedrooms; bathroom.** There is a private area of garden.

THE STABLES COTTAGE

This comprises a self-contained single storey dwelling converted within recent years and comprises: **sitting Room; kitchen/breakfast room; two bedrooms, two shower rooms; bathroom.** Gas-fired central heating.

THE FARM BUILDINGS

These comprise a modern **L-shaped outbuilding**, built in the style of a Sussex Barn 48'3 x 46'7 (max) with concrete flooring and vaulted ceiling, a traditional **farm building**, timber-framed beneath a tiled roof, 40' x 23' (max) and a further timber weatherboarded **storage barn** 36' x 11'.







THE GARDENS AND GROUNDS:

Horselunges Manor is approached through brick piers and electronically operated heavy wrought iron entrance gates with a gravelled drive of some length culminating in a large parking area in front of the garage. This driveway is enhanced by areas of grassland planted with wild flowers, a wide selection of specimen trees and shrubs, and three ponds.

The moat surrounds the formal area of garden which to the east is part wall-enclosed clad with espalier fruit trees, and creates a most wonderful setting to this impressive house. There are sweeping lawns, criss-crossed by flagstone paths, flower and rose borders, parterre of clipped box hedges, ornamental trees and shrubs. Adjacent to the kitchen is a **greenhouse** and raised beds for vegetables.

On the southern side of the garden is the **heated swimming pool 45' x 20'** (in need of updating) set in a paved surround and an adjacent brick and tile **pavilion 39' x 10'** providing a sheltered sitting area, changing room with shower, basin and WC, heat exchange unit, filter unit and pump.

The remaining grounds provide a delightful backdrop with two small **paddocks**, areas of lawn and rough grass, established trees and Spring bulbs – **in all some 5.5 acres**.

THE FARMLAND

This extends to about 24.5 acres and is currently laid to pasture with woodland shaws. The boundaries comprise hedges or drainage channels and the subsoil varies between Weald clay to the south and east, Upper Tunbridge sand to the north and alluvium close to the river. The Cuckmere River and its drainage channels are all deep and well dredged. There is about 450 yards of double bank to the Cuckmere River.

AMENITIES

Local: Hellingly is a charming rural village with its church, primary school, recreation ground and community hall.

Towns: For more comprehensive amenities and shops, Hailsham is about 2 miles and has several supermarkets including a Waitrose; Heathfield is some 7 miles. Tunbridge Wells is about 22 miles. The seaside town of Eastbourne is about 12 miles. Lewes is some 13 miles and Brighton about 22 miles.

Transport: Berwick and Polegate stations are both some 6 miles and have services to Eastbourne, Lewes and London Victoria. Gatwick airport is some 25 miles.

Schools: Hellingly Primary School; Herstmonceux Primary School; Hailsham Community College; Bede's at Upper Dicker; St Andrew's and Eastbourne College at Eastbourne; Marlborough House and St Ronan's at Hawkhurst.

Leisure: Herstmonceux Castle and Observatory; the Cuckoo Trail and Cuckmere valley for walking and cycling; Wellshurst Golf & Country Club; the coast at Birling Gap (National Trust) and Eastbourne. Knockhatch Adventure Park. Theatres and cinemas at Eastbourne and Tunbridge Wells; Glyndebourne Opera House.

Healthcare: Conquest Hospital, Hastings and Eastbourne District General Hospital.

DIRECTIONS

From the A22 on reaching the Boship roundabout and hotel at Horsebridge, turn left onto the A267 signposted Heathfield. Continue for about 0.7 of a mile and take the first turning right, signposted Hellingly. Follow this lane for 0.5 of a mile through Hellingly village and the entrance to Horselunges Manor will be found on the right.

What3Words: listen.overlooks.relax







Additional Information

Rights of Way: Please note a public footpath crosses the property.

Local Authority: Wealden District Council. Tel: 01892 602010

Services (not checked or tested): Mains electricity, water, gas. Private drainage.

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

Tenure: Freehold. Land Registry Title Number ESX183215, SX62783, ESX189435

Council Tax: Manor House: Band H. Stables Cottage: Band A. Garage Flat: Band B



GUIDE PRICE £4,500,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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01424 775577
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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.

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House Approx Area = 7414 sq ft / 688.7 sq m (excludes void)

Garage and Flat Above = 2802 sq ft / 260.3 sq m

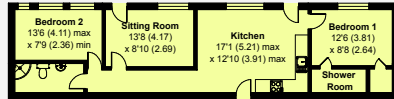
Annexe Cottage = 646 sq ft / 60 sq m

The Stables Cottage = 748 sq ft / 69.5 sq m

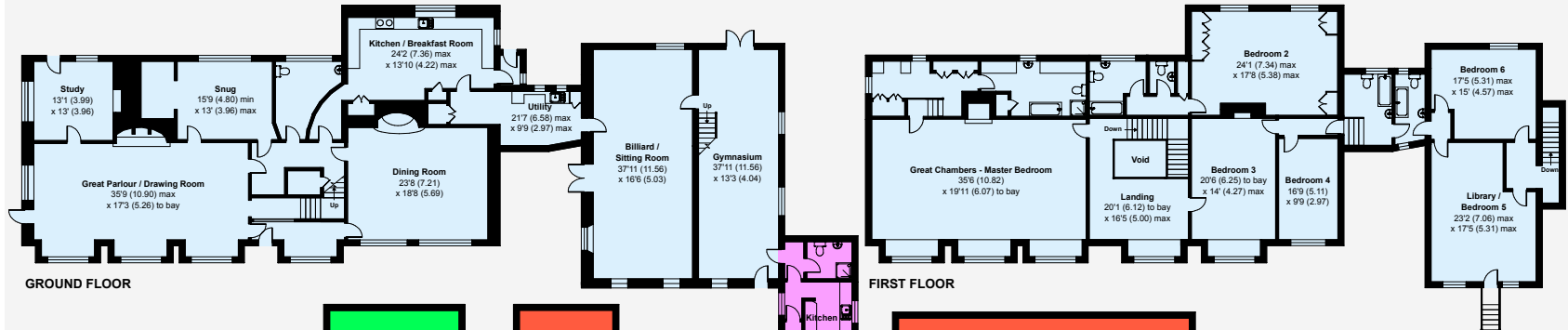
Barn buildings = 2117 sq ft / 196.7 sq m

Total = 13727 sq ft / 1275.2 sq m

For identification only - Not to scale

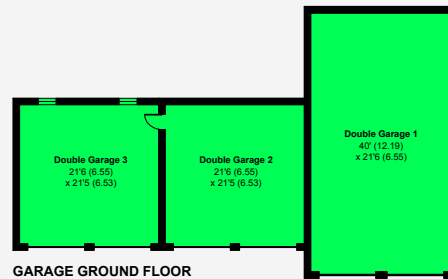


THE STABLE COTTAGE

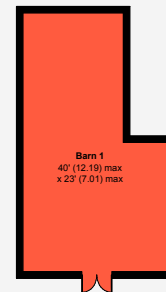


GROUND FLOOR

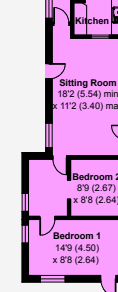
FIRST FLOOR



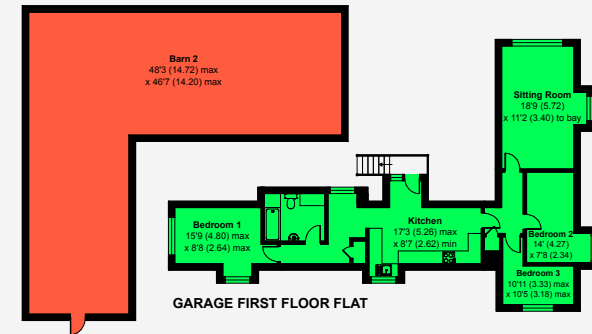
GARAGE GROUND FLOOR



Barn 1



ANNEXE



GARAGE FIRST FLOOR FLAT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Batcheller Monkhouse. REF: 986011