



Hoads Farm

Moat Lane, Sedlescombe, East Sussex, TN33 0RY

Batcheller
Monkhouse

Our Corner of England



HOADS FARM

An attractive and very appealing character house (not Listed) sympathetically updated and enjoying a rural location with southerly views, Airbnb annexe, range of stabling, outbuildings, garden and pasture fields – in all about 10 acres.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Study
- Conservatory
- Rear Hall/Boot Room
- Kitchen/Breakfast Room
- Utility/Cloakroom

First Floor

- Principal Bedroom with en suite Shower Room
- Three further Bedrooms
- Family Bathroom

Outside

- Annexe/Airbnb
- Stabling
- Workshop/Machinery Store
- Landscaped Gardens and Grounds
- Ample Parking for horse boxes
- Pasture Fields
- In all about 10 acres



DESCRIPTION

An attractive and very appealing detached character house, extended over the years and, in recent times, sympathetically updated to a high standard, with quality materials being evident throughout. The location is unusual, being set down a shared farm drive, well removed from passing traffic.

The accommodation is full of character with many of the rooms featuring natural brick and stone walls. The elevations are of brick beneath a tiled roof and there is oil-fired central heating.

The accommodation comprises:

- Front door to **entrance hall** with cupboard beneath stairs. The **sitting room** is divided from the **dining room** by the central brick fireplace with wood burning stove.
- Doors open through to the excellent **conservatory/sun room** with doors to the terrace and garden.
- The **study** has french doors to the garden and there is a **side hall/boot room** with coat hanging space, work surface with cupboard under, meter cupboard and door to the garden.
- The well-fitted **kitchen/breakfast room** has a glazed sink with wooden working surfaces, cupboards and drawer beneath; breakfast bar; Cookmaster electric range with two ovens and hotplates, extractor hood above; fitted dresser; plumbing for washing machine and dishwasher. Stone floor. Stable-type door to oak-framed tiled porch and adjacent paved sun terrace. Panelled **cloakroom** with basin having cupboard beneath, and WC.
- On the **first floor** the **principal bedroom** has a range of wardrobe cupboards, door to a balcony, and **en suite tiled shower room** with walk-in shower, basin and WC.
- **Bedroom 2** has a double wardrobe cupboard.
- There are **two further bedrooms**, one having a Jack and Jill door to the **bathroom** which has a freestanding bath, walk-in shower, basin with pine cupboard beneath, and WC.



ANNEXE / AIRBNB

This excellent detached former summerhouse has been converted to form very comfortable accommodation, recently run as a successful Air B&B. The accommodation comprises a **living room/bedroom/kitchenette** with wood burner, door to a balcony enjoying the views. **Shower room** with basin, WC, shower with rustic barrel basin and curtain.

In addition, there is a converted horse lorry on wheels which has been formed into a further holiday let 'off grid', available by separate negotiation.

OUTBUILDINGS

The equestrian facilities comprise a substantial purpose-built unit comprising **two large loose boxes, hay store** and **tack room**, all set adjacent to a concreted wall-enclosed yard. There is ample parking/turning space for horse boxes adjacent to the stables and close to the house.

In addition, there is a **timber workshop** 19'7 x 13'8 and attached **store** 11'3 x 10'11 together with an open-fronted **machinery store/wood shed**.

GARDENS AND GROUNDS

These have also been creatively landscaped by the present owners with an excellent sheltered terrace adjacent to the house with raised flower beds, gravelled terracing, areas of lawn, apple trees and further flower beds.

In addition, there are four **paddocks** with water connected.

In all about 10 acres



AMENITIES

Local: Hoads Farm is situated in a rural but not isolated location in Moat Lane about 2.3 miles from Sedlescombe which has a village green and provides everyday amenities including a general store/post office, public house, church, doctor's surgery, garage, hotel/restaurant and the popular Blackbrooks Garden Centre and cafe. There is a large Sainsbury supermarket within 2 miles.

Towns: For more comprehensive amenities and shops, the town of Battle is some 5.2 miles, whilst St Leonards on Sea and Hastings, with its charming Old Town, are about 4 and 4.5 miles respectively. Tunbridge Wells is some 25 miles.

Transport: Mainline stations at Battle and Robertsbridge on the London Bridge/Charing Cross line, and at St Leonards and Hastings on the Brighton-Ashford line. The A21 links to the M25 and motorway network.

Schools: Sedlescombe Primary School; Claverham Community College and Battle Abbey School at Battle; Claremont Prep School in St Leonards and Senior School at Bodiam; Vinehall at Robertsbridge; Marlborough House and St Ronan's at Hawkhurst.

Leisure: The coast at Hastings and St Leonards; Bateman's, Bodiam Castle (National Trust); historic Battle Abbey and the 1066 Country Walk at Battle; Sedlescombe Golf and Country Club. Leisure centres at Crowhurst Park and Bannatynes, Beauport Park.

Healthcare: Conquest Hospital within 2 miles, Hastings and Eastbourne District General Hospital.



DIRECTIONS

From Blackbrooks Garden Centre on the A21 on the outskirts of Sedlescombe, proceed for a further 1.8 miles and turn left into Moat Lane. Continue for about 0.6 of a mile and the entrance drive to Hoads Farm will be found on the right hand side.

What3Words: ///expert.effort.trips.

Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

Services (not checked or tested): Mains electricity, water and drainage. Oil-fired central heating.

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

Tenure: Freehold. Land Registry Title Number ESX381595

EPC: EPC rating D

Council Tax: Band F



GUIDE PRICE £1,395,000

Viewings

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

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
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Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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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;

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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.

Hoads Farm, Moat Lane, Sedlescombe, Battle

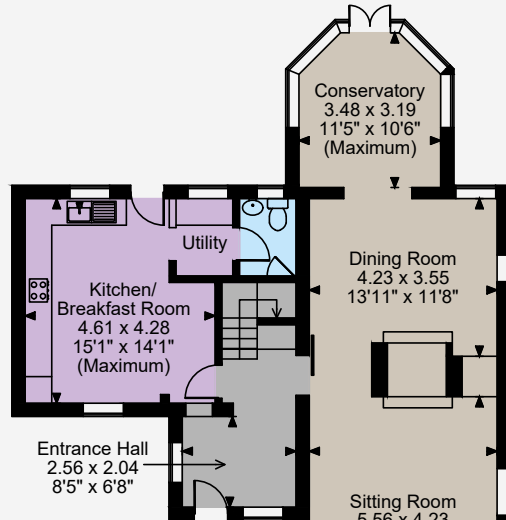
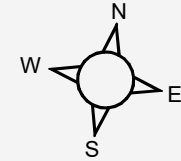
Main House internal area 2,113 sq ft (196 sq m)

Annexe internal area 242 sq ft (22 sq m)

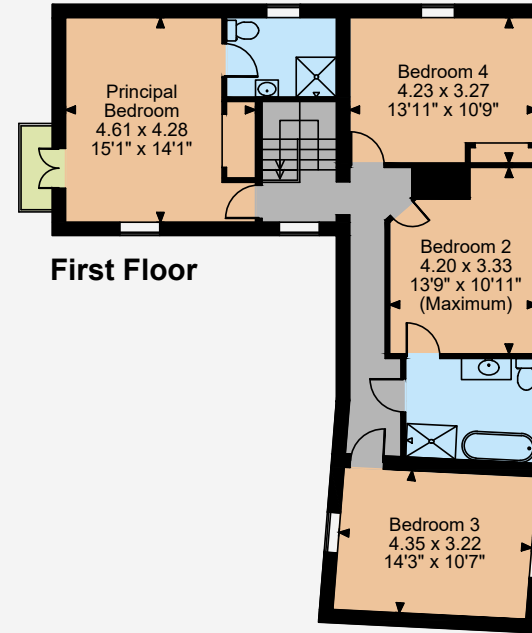
Stables & Workshop internal area 1,227 sq ft (114 sq m)

Balcony external area = 14 sq ft (1 sq m)

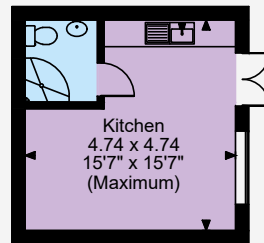
Total internal area 3,582 sq ft (333 sq m)



Ground Floor

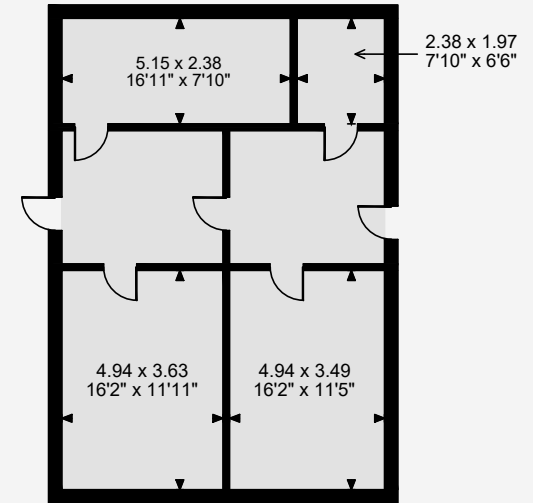
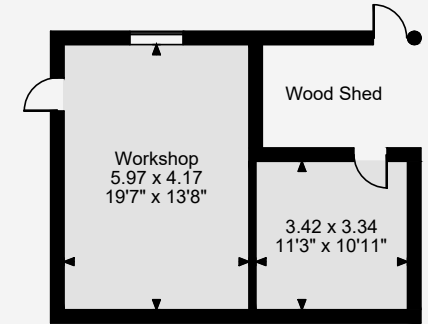


First Floor



Annexe

Boot Room
2.49 x 2.44
8'2" x 8'0"



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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