



Monkyn Pyn

Thornwell Road, Wilmington, East Sussex, BN26 6RL

Batcheller
Monkhouse

Our Corner of England

MONKYN PYN

A charming 5 bedroom detached period country property (unlisted) offering breathtaking views of the Long Man and the South Downs in a highly sought after rural location with a 2.5 acres paddock. Sympathetically renovated & extended in recent years by the present owners, maintaining many original character features whilst providing modern open plan living spaces including a superb 43 ft reception room with bi-folding doors to the extensive garden. In all about 3.3 acres. The property has a wonderful rural location providing a rural idyll but close enough to all local amenities and easy access to mainline stations.

Ground Floor

- Entrance Hall
- Sitting Room
- Living/Dining Room 43'2 x 12'2
- Study
- Kitchen
- Utility Room
- Cloakroom

First Floor

- Master Bedroom with en suite Bathroom
- Guest Bedroom 2 with en suite Shower Room
- Three further Double Bedrooms
- Family Bathroom

Outside

- Workshop
- Electric Vehicle Charger
- Tool Shed/Implement Store
- Former Garage
- Summer House
- Swimming Pool
- 2.5 acre Paddock
- Garden and Grounds in all about 3.3 acres



DESCRIPTION

Monkyn Pyn enjoys a superb location approached from a country lane, surrounded by farmland and glorious far-reaching downland views. The house is set well back from the road and accessed via its own driveway.

There is exceptional access to walking, cycling & horse riding via the new shared cycle/leisure path on the A27. Direct access to a footpath and a bridleway within 100 yards, Abbots Wood about 1 mile to the north, and renowned bridleways and footpaths of the South Downs about 1 mile or so to the south.

The elevations are part rendered colourwashed and weatherboarding beneath a pitch tiled roof and period features including some exposed timbering and flint walls. The windows and doors are principally double glazed and there is LPG central heating.

The accommodation is arranged as follows:

- Front door to **entrance hall**. **Sitting room** with cupboard beneath the stairs, exposed timber ceilings, inglenook fireplace with log burning stove, brick hearth and oak bressummer beam above. Double aspect with a picture window enjoying the fabulous farmland views to the Downs and the Long Man of Wilmington beyond.
- The **study** has a former fireplace with a deep cloaks cupboard to the side, exposed ceiling timbers, and an outlook over the front garden, access through to the kitchen and double opening doors to the superb **living/dining room**.
- The **living/dining room** 43'2 x 12'2 featuring part exposed flint walls of the original house and timber flooring makes the most of the unrivalled, far reaching views over farmland to the Long Man of Wilmington and South Downs beyond with two sets of quadruple concertina doors and full height glazing to the south. **NB:** the current owners have had plans drawn up to move the kitchen into this room.
- The **kitchen** also has a door into the living/dining room and has a 1½ bowl ceramic sink unit with drainer to the side inset into work surface with cupboards and drawers beneath. Integrated dishwasher. A 4-ring hob with oven and grill beneath is inset into work surface. Stable door to the outside.
- **Utility room** with work surface, having space and plumbing below for washing machine and tumble dryer; storage cupboard and fitted larder shelving. Space for large American-style fridge freezer. Door to the **cloakroom** with WC, pedestal wash basin, coat hanging hooks. Cupboard housing the LPG- fired boiler and hot water cylinder.





- Staircase to the **first floor landing** with linen cupboard.
- The **master bedroom** is a double aspect room with excellent views of the Long Man of Wilmington and the South Downs extending towards Firle Beacon and Lewes to the West. Door to **en suite bathroom** with large oval-shaped freestanding bath with mixer taps and shower attachment, walk-in tiled shower cubicle with drench head and telephone attachment, wash basin inset into vanity unit, WC.
- **Guest bedroom 2** with wardrobe and **en suite shower room** with large walk-in tiled shower cubicle with drench head and telephone attachment, wash basin inset into vanity unit, WC.
- **Three further double bedrooms**, all with vaulted ceilings to half height and fabulous countryside views.
- **Family bathroom** with panel-enclosed bath with overhead drench head shower and telephone attachment, wash basin inset into vanity unit, WC and heated towel rail.

OUTSIDE

Monkyn Pyn is approached from the road over Monkyn Pyn Common via a driveway 60 metres in length culminating in a large parking/turning area where there is a **workshop** of part brick and timber construction and an electric vehicle charging point.

There are areas of lawn to the side of the drive with fruit trees, and a brick terrace to the front of the house from where direct views are enjoyed over farmland to the Downs and the Long Man of Wilmington. A brick pathway leads through a side gate to the kitchen door where there is a further brick terrace.

The gardens are principally level, laid to lawn and fenced or hedge enclosed with unrivalled views of the Downs. At the far end of the garden is a partly sunken **swimming pool** and terrace, ideal for outside dining and entertaining, and adjoining is an octagonal **summer house** with light and power connected, and two sets of double opening glazed doors. Within the garden is a **former brick privy** used as a log store and at the far end is a **tool shed/implement store** with power and water connected.

A farm gate gives access to the **paddock** where there is a **timber shed** (in dilapidated condition). The **paddock** measures approximately **2.5 acres** and is principally enclosed by an established hedgerow with mature trees.

In all about 3.3 acres. Chain free.

NB: Planning approval has been granted to demolish the Workshop to the front of the property and replace it with a 3 Bay Car Port and Home Office (Ancillary Garden Building). The Wealden District Council Planning reference for this is WD/2023/2013/F

AMENITIES

Local: Wilmington village is about 1 mile and has a public house, tea room, historic church and priory, together with the famous Long Man of Wilmington resplendent on the slopes of Windover Hill and visible from Monkyn Pyn.

Towns: For more comprehensive amenities and shops, Polegate is about 3 miles; Hailsham some 5 miles, Eastbourne about 7 miles, Lewes some 10 miles and Brighton about 18 miles.



Transport: Berwick station on the London Bridge/Charing Cross line and Polegate station (Gatwick/London Victoria) are both about 3 miles. Cycle path linking Lewes to Polegate along the A27 about 1 mile to the South.

Schools: Primary Schools at Willingdon, Alfriston, Upper Dicker and Polegate; Willingdon Community School; Bede's at Upper Dicker; St Andrew's Preparatory and Eastbourne College in Eastbourne.

Leisure: The South Downs provide excellent walking, cycling and horseriding; access to the sea and the Seven Sisters Country Park at Eastbourne, together with cinemas, theatres, sports facilities and leisure centres; golf at Wellshurst Golf Club, Hailsham and The Royal Eastbourne Golf Club.

Healthcare: Eastbourne District General Hospital.

DIRECTIONS

From the Wilmington crossroads on the A27, head in a northerly direction on Thornwell Road. The driveway to Monkyn Pyn will be found after 0.7 of a mile on the left. **What3Words:**///answer.acute.dusty.

Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322

Services (not checked or tested): Mains water and electricity. Private drainage. LPG 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 ESX111968 and ESX169423

EPC: EPC rating C **Council Tax:** Band F



GUIDE PRICE £1,500,000

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
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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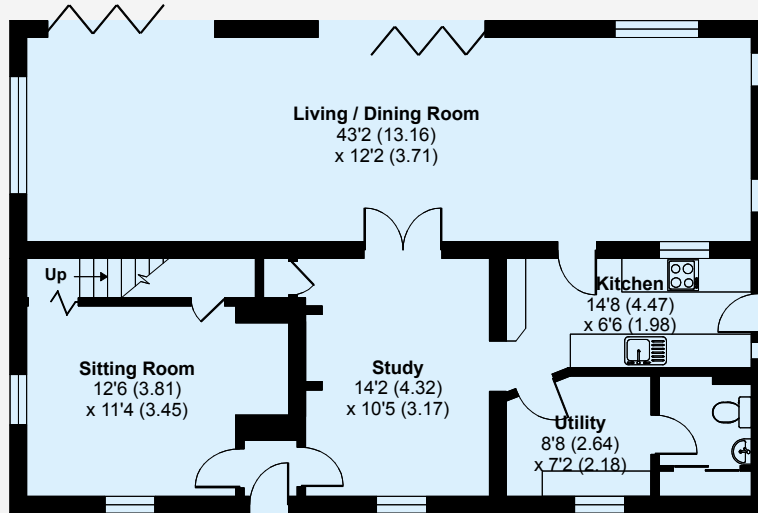
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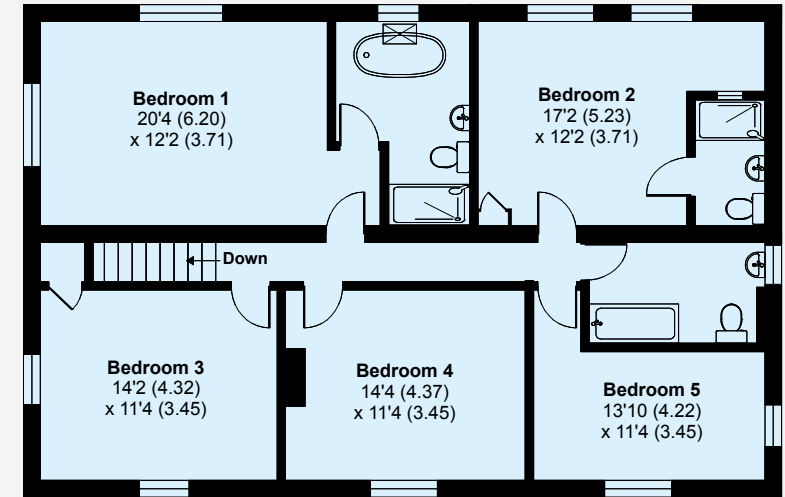
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Approximate Area = 2362 sq ft / 219.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nřche.com 2023. Produced for Batcheller Monkhouse. REF: 1095702

