



Old Tiles

Church Lane, Hellingly, East Sussex, BN27 4HA

Batcheller
Monkhouse

Our Corner of England

OLD TILES

An attractive and very appealing Grade II Listed period house of mixed ages providing spacious accommodation, situated in an idyllic village location close to the parish church and set within a delightful private garden of about 0.75 of an acre.

Ground Floor

- Hall
- Family Room/Snug
- Two Cloakrooms
- Drawing Room
- Front Hall
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Conservatory/Vinery

First Floor

- Approached by two staircases
- Two Landings
- Principal Bedroom with en suite Bathroom
- Three further Bedrooms
- Shower Room

Second Floor

- Landing
- Two further Bedrooms

Outside

- Double Garage
- Delightful private Garden of about 0.75 of an acre



DESCRIPTION

An attractive and very appealing Grade II Listed period house of mixed ages, situated in an idyllic village location. The Wealden Buildings Study Group has researched Old Tiles and it is believed to date from the late 1500's with possible earlier Tudor origins. Over the years, the property has been substantially extended to provide the kitchen/breakfast room with roof terrace above, the vinery/conservatory and the Stair Tower.

The elevations are of brick, part tile hung beneath a tiled roof. The property benefits from good ceiling heights to all the main rooms and a wealth of period features. There is gas-fired central heating.

The main features of the property include:

- Stable-type front door to **entrance hall** with double doors to the **family room/snug** with exposed timbering, double aspect, spiral staircase to the first floor. **Boot/cloakroom** with basin having cupboard below; further cupboard housing the gas-fired central heating boiler; terracotta tiled floor and separate WC.
- The delightful well-proportioned high ceilinged **drawing room** is double aspect with westerly farmland views and an aspect over the garden; inglenook fireplace with steel canopy; timbered ceiling marked with Roman numerals.
- The **dining room** is similarly well-proportioned and has an inglenook fireplace, windows overlooking the garden and door to the original front hall with Tudor oak staircase to the first floor.
- From the dining room double doors open into the **farmhouse kitchen/breakfast room** which is well fitted, having maple units comprising a 1½ bowl sink; working surfaces; integrated Smeg dishwasher; electric hob and double oven; breakfast bar, and wall cupboards. Two stable-type doors lead to the garden. Doors to the **rear hall**, leading through to the excellent **conservatory/vinery** with well-established Merlot grape vine and two doors opening onto terracing and garden.
- From the rear hall, a stairway rises to the **turret area/roof garden**. The **cloakroom** has a basin and WC. Lobby area and door to the **attached double garage** with electric up and over door.
- The **utility room** has a stainless steel sink, working surface with cupboards beneath, plumbing for washing machine and dryer.





- The **first floor** is approached by two staircases, the main one being the oak Tudor staircase from the front hall to a **landing** with exposed timbering and window with ancient glass.
- The **principal bedroom** has a stone arched fireplace fitted with bookshelves, double aspect, two built-in wardrobe cupboards and double doors opening onto the **balcony**, ideal for breakfast on a sunny morning. Door to the **en suite tiled bathroom** with basin having cupboard beneath, bath, shower cubicle and WC.
- **Bedroom 2** has a period fireplace fitted with bookshelves, double wardrobe cupboard, door to the secondary landing, and intercommunicates with **bedroom 3/study**.
- Approached from the spiral staircase is a **landing** with airing cupboard, and **single bedroom 4** facing west to enjoy the views. There is a separate **shower room** with walk-in shower cubicle, basin, WC and second airing cupboard.
- The **second floor** has a spacious **landing** and **two further bedrooms**.

OUTSIDE

Double entrance gates open to a brick paved driveway/parking area for several cars. The attached brick **double garage** has an electrically operated up-and-over door and steps down to a **cellar**.

The attractive gardens and grounds form a private setting with extensive York stone paved terrace adjacent to the house and the **conservatory**, a selection of trees and shrubs, small **orchard area** – **in all about 0.75 of an acre**.

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. Theatres and cinemas at Eastbourne; Glyndebourne Opera House near Lewes.

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





DIRECTIONS

Approaching from the A267 road enter Hellingly village and take the first turning on the left into Church Road. Turn left into Church Lane, passing the church on the right and Old Tiles will be found as the third property on the right.

What3Words:///costumed.bead.firm

Additional Information

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

Services (not checked or tested): Mains water, electricity, gas and 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 ESX165114

Council Tax: Band G



GUIDE PRICE £1,000,000 - £1,150,000

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
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Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com





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Gross Internal Area : 361.5sq.m (3,891 sq.ft.)
(Including Garage)

NOTE:

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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.

