



Park Pale

Mountfield Lane, Mountfield, East Sussex, TN32 5LD

Batcheller
Monkhouse

Our Corner of England

PARK PALE

A superb country house (not Listed) with light and spacious accommodation and good ceiling heights throughout, situated in an unspoilt private rural location with stunning southerly views over Darwell reservoir, excellent range of outbuildings, equestrian facilities and an attractive **field barn with planning consent for conversion to a holiday let** - in all about 4.6 acres

Ground Floor

- Reception Hall
- Cloakroom
- Drawing Room
- Family/Dining Room
- Study/Snug
- Kitchen/Breakfast Room
- Spacious Utility Room

First Floor

- Master Bedroom Suite with Bedroom, Bathroom and Dressing Room/Bedroom 5
- Guest Bedroom with en suite Bathroom
- Two further Double Bedrooms
- Family Bathroom

Outside

- Period Outbuilding comprising two-bay Cart Lodge, Implement/Garden Machinery Store and Freezer/Utility Room
- Stable Block with four Loose Boxes, Tack Room/Feed Store and Hay Store

- Gardens and Grounds including four Paddocks and attractive Pond
- In all about 4.6 acres

Field Barn with Consent for Holiday Let



DESCRIPTION

Park Pale is an excellent family house, enjoying a superb private rural location with southerly views over its own grounds and Darwell Reservoir. The elevations are of brick with weatherboarding to the first floor beneath a pitch tiled roof, there is sealed unit double glazing throughout and the additional benefit of two ground source heat pumps providing the central heating and hot water. Underfloor heating to the ground floor, except the reception hall and cloakroom.

The main features of the property include:

- Covered storm porch with **front door to reception hall** with wide oak floorboards, part panelled walls, useful coat storage, and staircase to first floor. Under stairs cupboard. **Cloakroom** with WC and pedestal wash basin.
- The double aspect **drawing room** was added in 2010 and is a wonderful atmospheric room having a fireplace with wood burning stove, light oak exposed central beam, large window seat in the bay providing exceptional views over the gardens, grounds and reservoir, and double opening doors leading onto the terrace. Double doors lead into the double aspect **study/snug** fitted with a comprehensive range of shelving.
- The **family/dining room** is fitted with shelving with cupboards and drawers beneath, door to the hall.
- Double sliding doors lead into the excellent **kitchen/breakfast room** fitted by TBF Kitchens of Matfield with granite work surfaces, inset twin stainless steel sink with mixer tap, Quooker tap and drainer to the side. Cupboards and drawers beneath incorporating Bosch dishwasher, bin storage, larder cupboard. Recess for fridge freezer. Central island unit with granite worktop, cupboards and shelving, pan drawer beneath and breakfast bar. Five-ring Neff induction hob with extractor hood above and two ovens below with grills. There are exceptional views over the grounds and reservoir beyond.
- Door to the **rear hall** with coat hanging hooks and a large cupboard housing the two heat exchangers for the ground source heat pumps. Stable door to the garden.
- Large **utility room** (formerly a sitting room with a doorway from the hall). Excellent array of work surfaces with cupboards and drawers beneath, two shelved utility cupboards, eye level units, bay window, and butler sink. Work surface with space and plumbing below for washing machine and tumble dryer, further space for refrigerator.





- The **first floor landing** gives access to loft space. The impressive **master bedroom suite** has a vaulted ceiling with oak A-frame, shelved built-in cupboard, and double aspect with exceptional far-reaching views over the countryside and reservoir. **Bedroom 5/dressing room** with built-in wardrobe cupboards, double aspect with views to the front of the house. **Bathroom** with panel-enclosed bath with shower attachment, walk-in shower cubicle, WC, pedestal wash basin with vanity unit above. Within this area is access to secondary loft storage space.
- Double aspect **guest bedroom 2** with **en suite bathroom** with a panel-enclosed bath with mixer taps and shower attachment, WC, pedestal wash basin. Linen cupboard with slatted shelving.
- There are **two further double bedrooms** and a **family bathroom** with a panel-enclosed bath with overhead shower attachment, WC, wash basin inset into pine worktop with cupboards and drawers below.

GARDENS AND GROUNDS

The entrance drive leads to a parking/turning area for a number of vehicles with an adjoining period outbuilding of oak and weatherboard construction beneath a tiled roof providing **two cart lodge garages**, with power and water connected, **freezer room/wine store, garden machinery/implement store** with **dog kennel** to the side.

From the driveway a high brick wall with flower borders and climbing roses has an archway and path leading to the front door.

The gardens are principally laid to level areas of lawn with flower borders, mature oak trees, and are bordered from the lane by a hedgerow.

To the rear of the house is a terrace and verandah from where wonderful views are enjoyed over the gardens and grounds to the reservoir beyond. There is an orchard area, a children's Wendy house and secure chicken run with house.. At a discreet distance from the house is a sheltered hedge-enclosed vegetable garden with six raised beds, pea beech pathways, and a **greenhouse** with power connected.

EQUESTRIAN FACILITIES

These have their own secure access from the lane via double opening gates onto an area of hardstanding for the parking and turning of vehicles. There is a **stable block** comprising **four loose boxes, tack room/feed store** and **hay store** with a large concrete apron to the front, power and water connected.

The land is divided into **four paddocks**, there are small **areas of woodland** and a large attractive **pond** surrounded by mature oak trees.

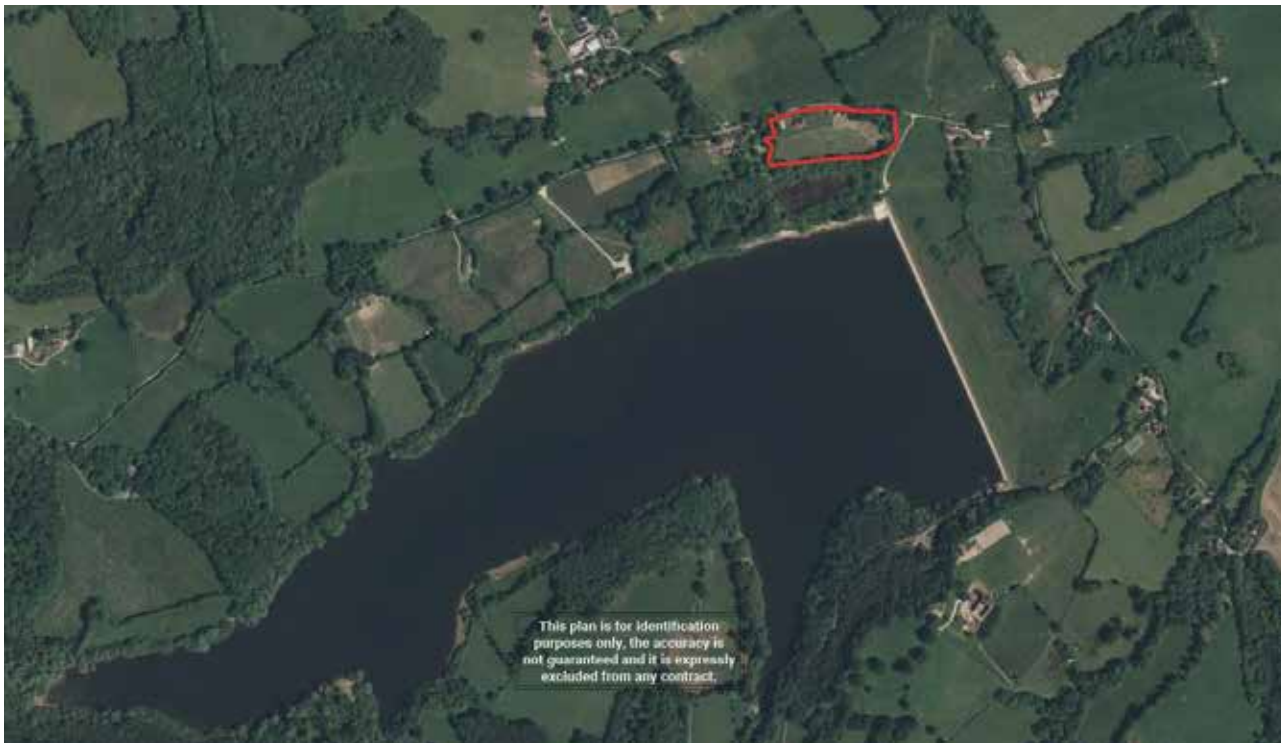
FIELD BARN

At the eastern corner of the land is a **field barn** also with the benefit of separate access. Weatherboard construction beneath a pitch tiled roof which has **planning consent** reference number RR/2021/1154/P for conversion to a **two-bedroomed holiday let**. This enjoys an unrivalled location with superb views over Darwell Reservoir and has water and power connected.

Gardens and grounds - **in all about 4.6 acres.**

AMENITIES

Local: Mountfield is a small rural village in the beautiful High Weald Area of Outstanding Natural Beauty and has an attractive 12th century parish church and village hall.





There is an excellent convenience/equestrian store for everyday needs at John's Cross (2.6 miles) and Robertsbridge village with a good range of local shops, restaurants and amenities is about 4.5 miles also there is a footpath on the other side of the lane to Robertsbridge station about 1.7 miles. Burwash village is some 5 miles. There is a selection of excellent pubs in the area including, The Salehurst Halt, Salehurst, The Rose and Crown, Burwash and the White Hart at Netherfield.

Towns: Battle town centre is some 5.4 miles. Hawkhurst and Heathfield are each about 10 miles. Tunbridge Wells is some 21 miles. The coastal towns of Hastings and Bexhill-on-Sea are about 12 and 14 miles respectively.

Transport: Mainline stations at Battle, Etchingam and Robertsbridge on the London Bridge/Charing Cross line. Hastings station on the Brighton-Ashford line is some 12.5 miles.

Schools: Primary Schools at Salehurst, Dallington, Netherfield and Battle; Claverham Community College; Robertsbridge Community College; Vinehall School at Robertsbridge; Battle Abbey at Battle; Claremont at St Leonards and Bodiam; St Ronan's and Marlborough House at Hawkhurst.

Leisure: There are many local footpaths and country walks in the countryside around Mountfield; Darwell Reservoir is nearby for walking and riding; Bodiam Castle and Bateman's (National Trust); historic Battle Abbey and the 1066 Country Walk; the Kent & Sussex Steam Railway; Sedlescombe Golf and Country Club; Hastings has its charming Old Town, Hastings Contemporary Gallery and the White Rock theatre, Bexhill-on-Sea with events and arts at the De La Warr Pavilion. Coastal walks and sports at Hastings, Bexhill-on-Sea and Eastbourne.

Healthcare: GP and dental surgeries in Battle and Robertsbridge; Conquest Hospital, Hastings.

DIRECTIONS

From the roundabout on the A21 at John's Cross, take the A2100 towards Battle. Take the first turning on the right signposted to Mountfield, continue for 2.3 miles and Park Pale will be found on the left hand side. **What3Words:** ratio.mount.plugs

Additional Information

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

Services (not checked or tested): Mains .water, electricity and private drainage. Broadband speed 450Mbps

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

Tenure: Freehold. Land Registry Title Number ESX248292 and ESX309420

Council Tax: Band D **EPC** Rating F

GUIDE PRICE £2,000,000

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





Park Pale, Mountfield Lane, Mountfield, Robertsbridge, TN32 5LD

Approximate Area = 3063 sq ft / 284.5 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Garage / Carport = 379 sq ft / 35.2 sq m
 Outbuildings & Field Barn = 1528 sq ft / 142 sq m
 (excludes unmeasured storage)
 Total = 5037 sq ft / 467.9 sq m

For identification only - Not to scale

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;

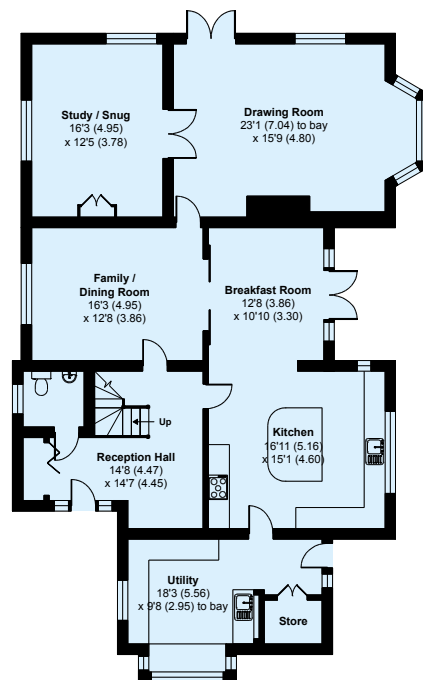
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

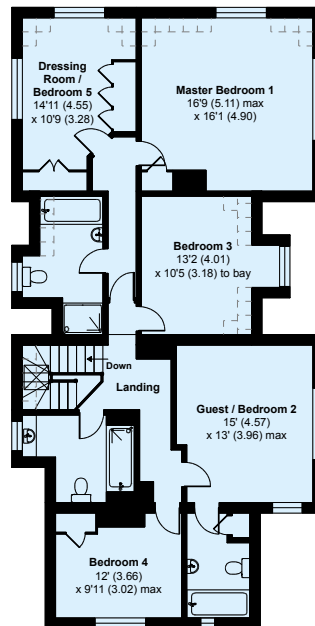
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



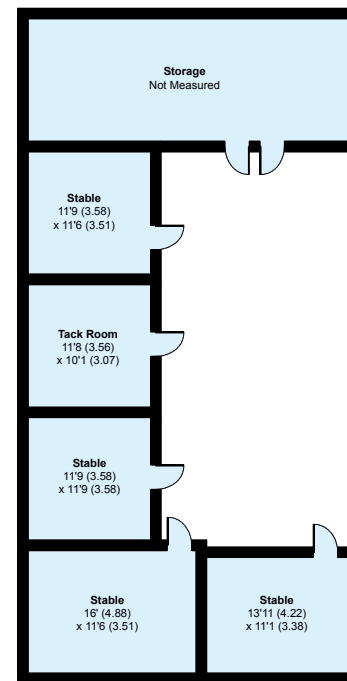
Denotes restricted head height



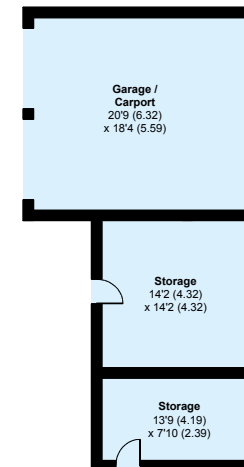
GROUND FLOOR



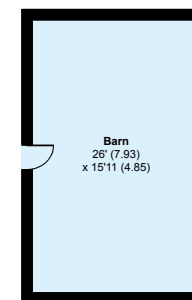
FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 3



FIELD BARN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Batcheller Monkhouse. REF: 1077409