



# Hollis Street Farm

Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5JS

Batcheller  
Monkhouse

Our Corner of England

# HOLLIS STREET FARM

A stunning Grade II\* Listed period house (4,343 sq ft), beautifully presented and sympathetically updated, together with a group of traditional farm buildings (3,430 sq ft) including a fine old Sussex Barn, and set amidst the most wonderful gardens and grounds - in all about 7.4 acres.

## Ground Floor

- Entrance Hall
- Study
- Sitting Room
- Library/Panelled Cinema Room
- Long Central Hall
- Kitchen/Breakfast/Family Room
- Rear Hall
- Cloakroom
- Utility/Boot Room
- Cellar

## First Floor

- Principal Bedroom with en suite Bathroom
- Four further Bedrooms, two with en suite Bathrooms
- Family Bathroom

## Second Floor

- Bedroom 6 with en suite Bathroom

## Outside

- Heated Swimming Pool
- Sussex Barn 47' x 20'
- Carriage House 35'10 x 17'8
- Two Tool Sheds
- Games Room with Kitchen
- Open-fronted Cart Lodge Garage
- Greenhouse
- Former Piggery
- Lodge for Entertaining
- Beautiful Gardens, Grounds, Paddock and Field
- In all about 7.4 acres



## DESCRIPTION

Hollis Street Farm is an exceptionally fine example of a Grade II\* Listed period house dating from the 17th century or earlier, the elevations being brick, part tile hung beneath a tile roof with the front facade being re-faced in red brick in the 18th century. This portion projects slightly with a painted string course and a porch with pediments.

The house is steeped in history and was previously owned by the Gilbert Scott family, more recently by Sir Giles Gilbert Scott, OM, RA, FRIBA, the English architect known for his work on such structures as Liverpool Cathedral, Waterloo Bridge and Battersea Power Station, and for designing the iconic British red telephone box.

The main features of the property include:

- Front door opening to **entrance hall**. The wood panelled **study** has an open fireplace and a double archway leading through to the **library** with wood burner.
- The **cinema room** is fully panelled and the **sitting room** has an inglenook fireplace and a door to the garden.
- The **kitchen/breakfast/family room** also has an inglenook fireplace. From the kitchen a rear lobby gives access to the **utility/boot room**, the **boiler room** and the **cloakroom**, and has a door leading to the garden.
- The useful **cellar** is accessed from steps leading down from the **long central hall**. The **rear hall** has a door to the side of the house.
- The **first floor** is accessed via two staircases leading from the central hall. The **principal bedroom** has a **dressing area** and **en suite bathroom**.
- There are **four further bedrooms** on this floor, two with **en suite bathrooms**, and **one family bathroom**.
- On the **second floor bedroom 6** has an **en suite bathroom** and access to the loft space.





## THE OUTBUILDINGS

These form a most attractive group of period former farm buildings. Three are grouped around the heated **swimming pool** 28' x 13'10 with wide paved surround and additional area for sunbathing. This part of the garden forms a very sheltered and private setting, ideal for entertaining.

The period buildings comprise:

- Timber-framed **Sussex Barn** 47' x 20', the elevations being rendered at the southern end, part paved floor, pair of double doors at full height on two sides.
- **Long Barn** of brick and tile construction, comprising a **games room** 36'6 x 15'5 with **kitchen** 15'9 x 9'.
- Open-fronted four-bay **carriage house** of brick and tile construction 31'10 x 17'8 with paved floor and used for 'summer lunches'. Attached **tool shed** 19'4 x 13'4.
- **Shed/store** 14'7 x 11'3 with attached **greenhouse**. Further large **greenhouse**. Former **piggery**.
- **The Lodge** - this is a heated timber-framed purpose-built building for entertaining up to ten guests.

## GARDENS AND GROUNDS

These form a really wonderful mature setting for this Grade II\* Listed house and over the years have been formed into interesting individual areas divided by old brick walls, established hedges and brick paths.

There is a gravel drive approach and parking space in front of a **three-bay open-fronted cart lodge garage** 25'9 x 18'. A brick path leads from the cart lodge to the garden immediately at the rear of the house with doors opening from the sitting room and utility/boot room. This garden is very private, hedge enclosed with lawn, old brick paths and delightful brick courtyard. There is a brick and tile **garden store** 14'6 x 11'7 with attached **greenhouse**.

The front garden is wall-enclosed and has a central brick path flanked on either side by lawns and flower/shrub borders. Wrought iron entrance gates lead to the driveway and to the side garden where there is a further large formal lawn enclosed on three sides by high brick walls, one of which has a herbaceous border and features and fine Blue Cedar tree and old fig trees. Adjacent to this is a sheltered area prepared as a **lawn tennis court**.

Wrought iron gates lead into the rear part of the garden where there is a further stretch of formal lawn with herbaceous and shrub borders surrounded by established beech, yew and laurel hedges and featuring a magnolia tree, together with a vegetable/flower garden contained within five individual beds. To one side is a brick and timber-framed **greenhouse** 15' x 10', a **lodge** and a further brick and tile **workshop** (former piggery) with a glazed sink.

The remaining grounds have been laid out in a park-like manner with a mixed selection of established trees including horse chestnut, beech, oak, silver birch and copper beech. There is also a **paddock** with additional access onto the side farm lane.

On the opposite side of the garden is a further **2.8 acres** of arable field.

**In all about 7.4 acres.**





## AMENITIES

**Local:** Hollis Street Farm is situated in open countryside adjoining farmland about a mile from Ninfield village, which has a general store/post office, fuel station, church, primary school, public houses and village hall. Catsfield, with village shop, public house, church and primary school, is some 2.3 miles.

**Towns:** For more comprehensive amenities and shops, Bexhill-on-Sea is about 4.5 miles, Battle is some 5 miles; Eastbourne about 11 miles.

**Transport:** Battle station on the London Bridge/Charing Cross line, Bexhill station on the Ashford-Brighton line with links to Gatwick.

**Schools:** Ninfield and Catsfield Primary Schools; Claverham Community College and Battle Abbey at Battle; Claremont at St Leonards and Bodiam; Bede's at Upper Dicker; St Andrew's Prep and Eastbourne College at Eastbourne.

**Leisure:** Ninfield is a rural village with a network of footpaths, and easy access to the Combe Valley Countryside Park; the coast, sports facilities, arts and events at the De La Warr Pavilion, Bexhill; historic Battle Abbey and battleground at Battle; Cooden Beach and Highwoods Golf Clubs.



## DIRECTIONS

From the T-junction in the centre of Ninfield continue on the A269 Bexhill Road towards Bexhill for 0.7 of a mile and Hollis Street Farm will be found on the right hand side.

**What3Words:** ///employers.jokers.removed

## Additional Information

**Local Authority:** Wealden District Council. Tel: 01892 602010

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

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX212656

**Council Tax:** Band H



GUIDE PRICE £1,750,000

## Viewings

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

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)





**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.

# Hollis Street Farm, Ninfield Road, Bexhill-on-Sea, TN39 5JS

Approximate Area = 4343 sq ft / 403.5 sq m  
Outbuildings = 3430 sq ft / 318.6 sq m  
Total = 7773 sq ft / 722.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Batcheller Monkhouse. REF: 1106825