



Green Street Farm

Swainham Lane, St Leonards on Sea, East Sussex, TN38 8ED

Batcheller
Monkhouse

Our Corner of England

GREEN STREET FARM

An attractive Grade II Listed period house with outbuildings, set down a country lane with beautiful gardens and paddock, with sea views. In all about 2 acres.

Ground Floor

- Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room with WC

First Floor

- Three Bedrooms
- Family Shower Room

Outside

- Carport
- Implement Store/Workshop
- Wood Store
- Greenhouse
- Gardens and Paddock
- In all about 2 acres



DESCRIPTION

Green Street Farm is an attractive Grade II Listed period property, dating from the 18th century, with brick and tile hung upper elevations beneath a pitch tiled roof. There are numerous interesting period features including exposed timbering, and a fine inglenook fireplace. There is oil-fired central heating and glorious southerly views to the sea.

The accommodation is arranged as follows:-

- Front door to the **entrance hall**; opening to the **sitting room** having an inglenook fireplace with oak bressummer beam, brick hearth and wood burning stove. Delightful outlook over front garden, with a feature oval window and wall mural.
- **Study** with fitted bookshelves to one wall, glazed door to rear garden with wonderful views over the garden, paddock, countryside and the sea beyond.
- The double aspect **dining room** has exposed ceiling timbers.
- The **kitchen/breakfast room** is well-fitted with a 1½ bowl stainless steel sink unit with drainer to the side inset into work surfaces with integrated Neff hob, electric oven and grill beneath, extractor fan above. There is a range of base and eye level units, a fitted breakfast bar, and space for a fridge freezer. Excellent walk-in larder with shelving. A picture window gives beautiful views over the garden, paddock and sea beyond. A stable door gives access to the garden, and there is a useful milk hatch and a cloak/storage cupboard.
- **Inner hall** with storage cupboard and additional wine store. **Cloakroom/utility room** with wash basin inset into work surface with cupboards and drawers beneath, recess and plumbing for tumble dryer and washing machine; eye-level units and WC.
- A staircase leads to the **first floor**. **Bedroom 1** has a bank of wardrobes and a large sash window giving wonderful views towards the sea.
- Door to the good sized **shower room** fitted with a shower cubicle, wash basin inset into vanity unit, WC, and heated towel rail. Airing cupboard with hot water cylinder; access to loft space.
- Door to **bedroom 2** which has a former fireplace with wooden mantelpiece, part panelled walls, double wardrobe cupboard. (NB there is a water supply for a basin in this bedroom, which is currently capped off.)
- **Bedroom 3** is a double aspect room with a large storage/wardrobe cupboard and a door giving access to the useful loft space. There is also a wash basin inset into vanity unit.

It should be noted that whilst the doorways have a restricted head height, all of the bedrooms and shower room have very good ceiling heights.



OUTSIDE

Green Street Farm is approached from Swainham Lane onto a gravelled driveway with parking for two/three vehicles with an adjacent **open-fronted garage** of brick and tile construction. Adjoining large **implement store** with light and power connected, with access via a wide stable door and a further door to the rear garden. (Former water supply, currently disconnected)

The gardens are a mature and delightful feature of the property providing a good level of privacy, with a broad paved terrace to the rear with central rose bed, ornamental pond, and from where glorious southerly views are enjoyed towards the sea.

There are well-stocked flower borders, areas of level lawn, archways and arbours with climbing roses and a vine, mature trees including apples, plum, cherry and a magnificent ancient yew.

In the garden is a further brick and tile **potting shed** with a timber-framed **greenhouse** attached.

A post and rail fence borders the **paddock** which extends to 1.5 acres and from where the spectacular views to the sea are enjoyed. Within the paddock is an open-sided **pole barn** and there is separate access to the lane via a timber five-bar gate.

Gardens and grounds - in all about 2 acres.

AMENITIES

Local: Green Street Farm is situated in a no-through lane (Swainham Lane) in a rural location, well removed from main road traffic, about 1 mile from the centre of Crowhurst village with the Plough Inn, primary school, church, village hall and playing fields, together with the mainline station on the London Bridge/Charing Cross line.

Towns: For more comprehensive amenities and shops, Battle town centre is about 5.2 miles, St Leonards on Sea and Hastings are some 4 and 4.5 miles respectively, Bexhill on Sea and Eastbourne some 5.4 and 16.6 miles respectively.

Transport: Crowhurst station (about 1.7 miles) and Battle station (about 5 miles) on the London Bridge/Charing Cross line. Bexhill station (some 5.7 miles) on the Brighton to Ashford line with links to London St Pancras and Eurostar. Polegate station (about 17 miles) on the London Victoria line.

Schools: Crowhurst and Catsfield Primary Schools; Claverham Community College and Battle Abbey School at Battle; Claremont School in St Leonards and Bodiam; Vinehall at Robertsbridge; Bede's at Upper Dicker; Eastbourne College.

Leisure: There are several rural footpaths, bridleways and cycle tracks in the area, including the Combe Valley Countryside Park and the RSPB Fore Wood Nature Reserve; golf at Beauport Park, and Sedlescombe; leisure centres at Bannatynes (Beauport Park) and Crowhurst Park; cinema and restaurant at The Sussex Exchange; the coast, sailing club, events and arts at the De La Warr Pavilion, Bexhill.

Healthcare: Conquest Hospital, Hastings.





DIRECTIONS

From the centre of Crowhurst village, passing Crowhurst church on the right, proceed in a southerly direction, following the signposts to St Leonards. Continue past the Plough Inn and in due course just after passing over a bridge at the top of Sandrock Hill, turn left into Swainham Lane. Green Street Farm will then be found in about 0.4 of a mile on the right.

What3Words: ///lottery.compiler.insiders

Additional Information

NB: A planning application has been submitted for a solar farm on the field behind the house.

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

Services (not checked or tested): Mains water, electricity, private drainage

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

Tenure: Freehold. Land Registry Title Numbers ESX81623 and ESX252962

Council Tax: Band G



GUIDE PRICE £700,000 - £750,000

Viewings

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

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01424 775577
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Haywards Heath
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hh@batchellermonkhouse.com

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Tunbridge Wells
01892 512020
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Approximate Area = 1809 sq ft / 168 sq m (excludes outbuildings & boiler room)

For identification only - Not to scale

NOTE:

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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;

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

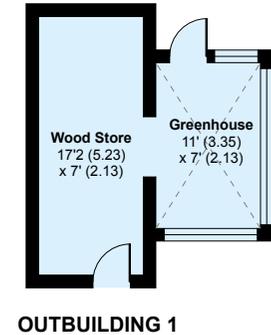
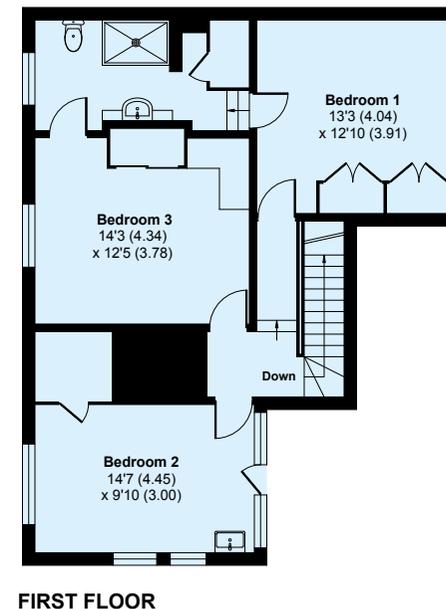
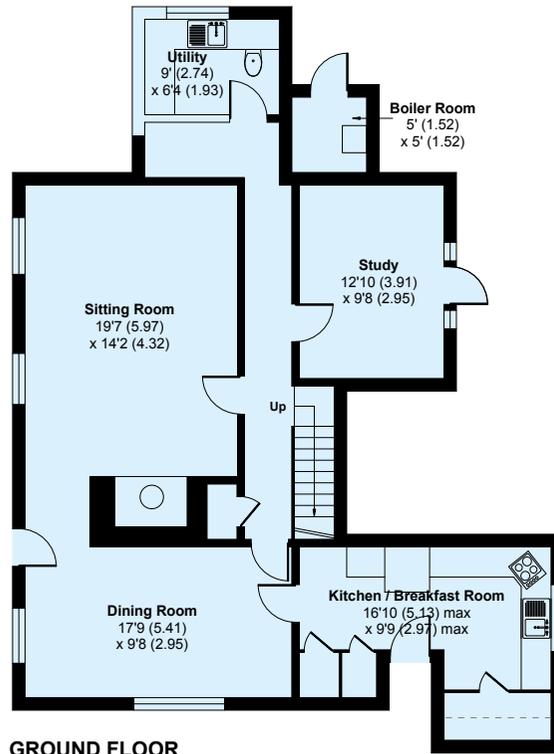
5. All measurements and distances are approximate;

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.



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