

HURSTWOOD FARM EQUESTRIAN CENTRE

High Hurstwood, East Sussex TN22 4AN



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Crowborough – approximately 5 miles
Uckfield – approximately 4.5 miles
Heathfield – approximately 9 miles
East Grinstead – approximately 14 miles

A ring-fenced residential
grassland farm and equestrian
centre in a wonderfully rural
location within an Area of
Outstanding Natural Beauty.

- 5 Bedroom farmhouse
- 4 Holiday lets
- Extensive equestrian facilities including a stable yard with 16 boxes
- Range of modern agricultural buildings
- Established cross-country course
- Pasture and woodland
- In all about 75 acres

Viewing: By appointment via the agent:
01435 864455

LOCATION

The Hurstwood Farm Equestrian Centre is approached over a private drive leading from a no-through lane on the outskirts of High Hurstwood village. Crowborough is located approximately 5 miles to the north-east, Uckfield approximately 4.5 miles to the south-west, Heathfield approximately 9 miles to the south-east and East Grinstead approximately 14 miles to the north-west.

DESCRIPTION

Hurstwood Farm is run as an equestrian centre providing liveryes, bespoke riding lessons, an established cross-country course. The centre also caters for riding holidays with four holiday cottages. Details of income generated will be made available to prospective purchasers upon the signing of a non-disclosure agreement.

Set within approximately 75 acres of pasture and woodland, Hurstwood Farm briefly comprises:

The Farmhouse

Built in 2003, the house is of brick, sandstone and tile hung elevations beneath a tiled roof. The extensive use of oak and traditional materials throughout has created a stunning farmhouse of vernacular design. The accommodation benefits from oil-fired central heating, double glazing and briefly comprises:

Front Door leading to:

Entrance Hall with York stone floor, exposed timbers, oak stairs to the first floor and doorways leading to:

Living Room (25'4" max x 24'5") double aspect, exposed oak floorboards, exposed ceiling timbers, inglenook fireplace with brick surround and fire basket set on York stone hearth with canopy above, four pairs of glazed doors lead to outside.

Study (14'9" x 10'11") double aspect, exposed oak floorboards and exposed ceiling timbers.

Dining Room (14'3" x 12'6") exposed oak floorboards and exposed ceiling timbers.

Kitchen (14'2" x 12'4") with open plan dining area (19'9" x 12'4") double aspect, York stone floor, exposed timbers, fitted kitchen with oak worktops, inset butlers sink, storage cupboards and drawers below. Space and plumbing for dishwasher, inset Aga flanked by inset Miele gas rings set into worktops, extractor fan above. Eye level wall units match the kitchen units, glazed doors lead from the dining area to an outside terrace.



Utility Room York stone floor, exposed ceiling timbers, oak worktops with inset butlers sink, space and plumbing for washing machine, fitted cupboard. Door to outside.

Cloakroom pedestal washbasin, WC

Stairs lead from entrance hall to balustraded **landing** with exposed oak floorboards and doors to:

Bedroom 1 (15' x 14'10") double aspect, exposed ceiling timbers, **en-suite**, free standing roll-top bath, wall mounted washbasin, WC.

Bedroom 2 (14'10" x 11') exposed ceiling timbers, **en-suite** walk in shower, pedestal washbasin, WC.

Bedroom 3 (13'2" x 10'10") exposed ceiling timbers.

Bedroom 4 (12'4" x 9'9") exposed ceiling timbers.

Bedroom 5 (12'5" x 7'5") exposed ceiling timbers.

Family Bathroom with bath, shower, washbasin, WC

Outside

The gardens surrounding the farmhouse are predominantly laid to lawn with the separate driveway serving the house culminating in a paved parking area to the north of the house adjacent to which there is a three bay English Heritage style carport of weatherboard and brick elevations beneath a tiled roof.

The Holiday Cottages

The holiday cottages are of brick and weatherboard elevations beneath a peg tiled roof and form an 'L' shaped building around a pretty cobblestone courtyard with raised sandstone flowerbeds. The holiday cottages are named 'Badgers Set', 'Foxes Lair' and 'Owls Roost'. Each unit briefly comprises of an open-plan living area with kitchen and a bathroom on the ground floor and a mezzanine floor bedroom. The fourth holiday cottage, 'The Studio', comprises open plan living/bedroom area, a kitchen and a shower room with WC. Between The Studio and the other holiday cottages there is a further unit known as 'The Barn' which has been equipped with staff facilities including a kitchenette, seating area and a shower room with WC. Further staff facilities include a sanitary block with two cloakrooms (one with a shower) and a separate utility area with space and plumbing for washing machine.

Outbuildings

Part enclosed steel framed barn of weatherboard and fibre cement elevations beneath a corrugated fibre cement roof. A staircase leads to a separate first floor area in the north-west corner of the building which is currently used as a **Farm Office**.

Three bay steel framed barn with part clad western elevation beneath a fibre cement roof.

Fully enclosed steel framed barn with profile sheet and Yorkshire boarding elevations beneath a fibre cement roof. The barn is currently used as an indoor school.

Part enclosed steel framed barn erected in 2017 with Yorkshire boarding beneath a profile sheeting roof.

Equestrian Facilities

Stable Yard

The stable yard is located to the north-east of the farmhouse and comprises of traditional 'U' shaped stable complex with 16 loose boxes including two folding boxes plus a feed/tack room. All boxes benefit from mains water drinkers. Staff facilities within the stable yard include a separate sanitary block with cloakrooms and rug room.

Sand School (approximately 60m x 20m) the all-weather school is located to the north.

Cross Country Course

The established and renowned cross country course at Hurstwood Farm includes a variety of jumps and obstacles in both the woodland and pasture fields.

Gallops

Planning permission (WD/2007/0121/F) was granted on 10/04/2007 for the construction of equestrian gallops. The agents have been informed by the vendor that although the construction of the gallops has not been completed, the planning permission remains extant.

SERVICES

The farmhouse and holiday cottages are connected to mains electricity and water with oil-fired central heating and private drainage.

DIRECTIONS

From Heathfield take the A267 towards Mayfield turning left onto the A272 after approximately 1.5 miles, signposted Hadlow Down and Buxted. Going past through the village of Buxted and Buxted mainline railway station take the next turning right after approximately 0.5 miles signposted High Hurstwood. Continue on this road into the village taking the right-hand turning into Royal Oak Lane which is immediately after the Hurstwood Public House. Continue in Royal Oak Lane for approximately 0.5 miles where the entrance to Hurstwood Farm Equestrian Centre will be found on the left hand side.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry documentation available.

ACCESS

The farm access drives serving the house and equestrian facilities are owned by the property.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Vacant possession will be available upon completion.

LOCAL AUTHORITY

Wealden District Council

OUTGOINGS

Council Tax – Band G

BUSINESS RATES

The Equestrian Centre and holiday lets are rated and further details can be found on the Valuation Office Agency website.

EPC

Farmhouse – Band D



EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

The property benefits from direct access to a public bridleway crossing the land to north east corner.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of the freehold.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

ACREAGES

The acreages quoted are for guidance purposes only and are given with responsibility. Any intending purchasers should not rely upon them as statement or representation of fact and must satisfy themselves by inspection or otherwise.



PHOTOGRAPHS

The Aerial photographs within the brochure have been taken from a private portfolio previously commissioned by the vendor.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as general guide and none of the statements contained in these particulars relating to this property should be relied upon as statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out a detailed or structural survey nor tested the services, appliances or any fittings.

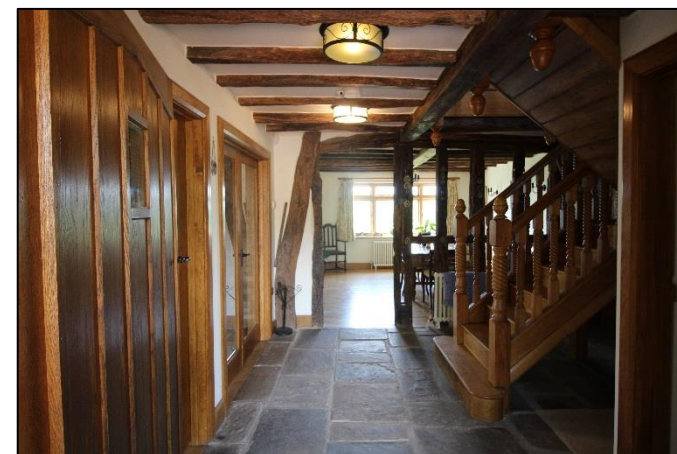
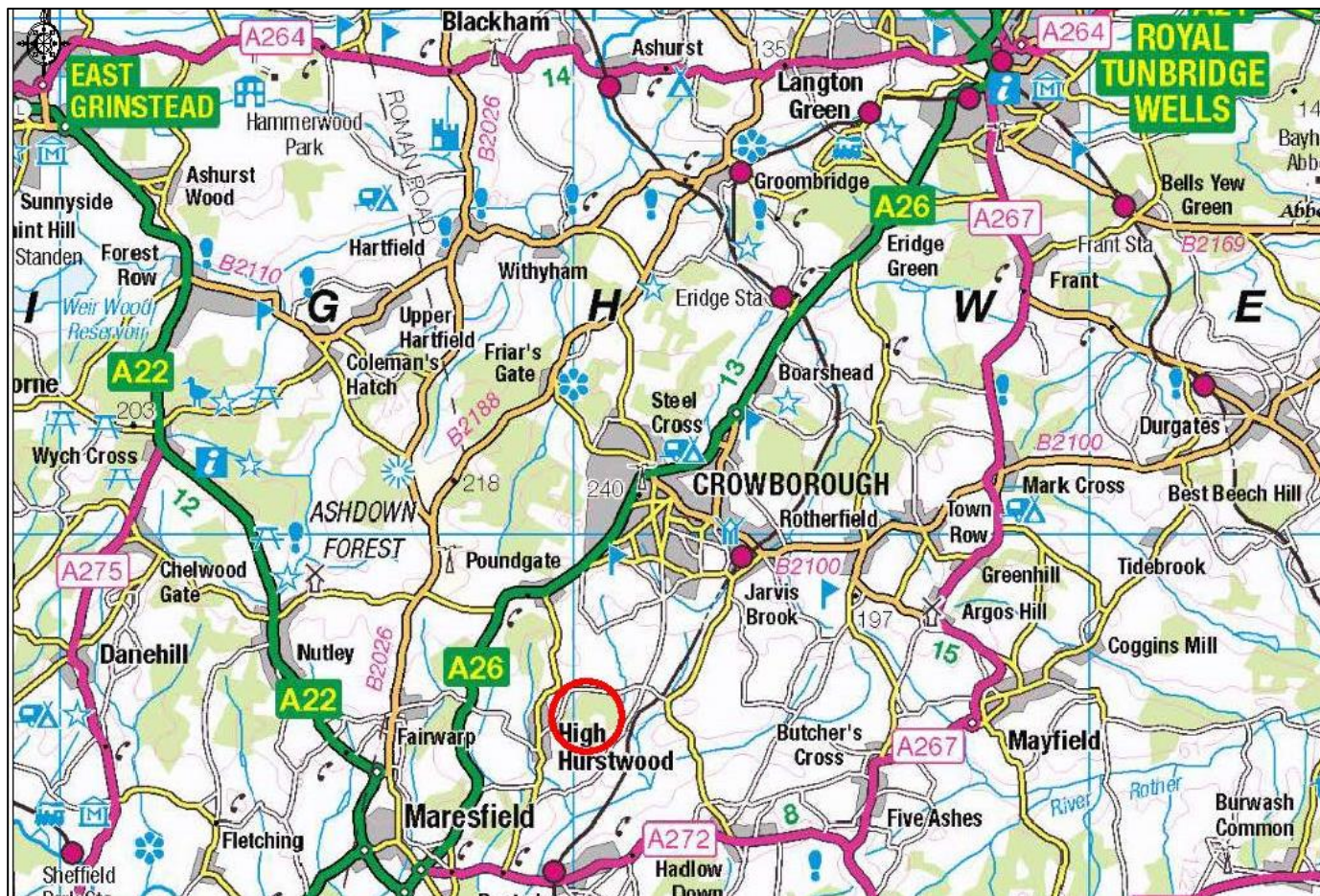
The vendor is currently extending the facilities at the equestrian centre, including the creation of additional cross country water obstacles.

VIEWINGS

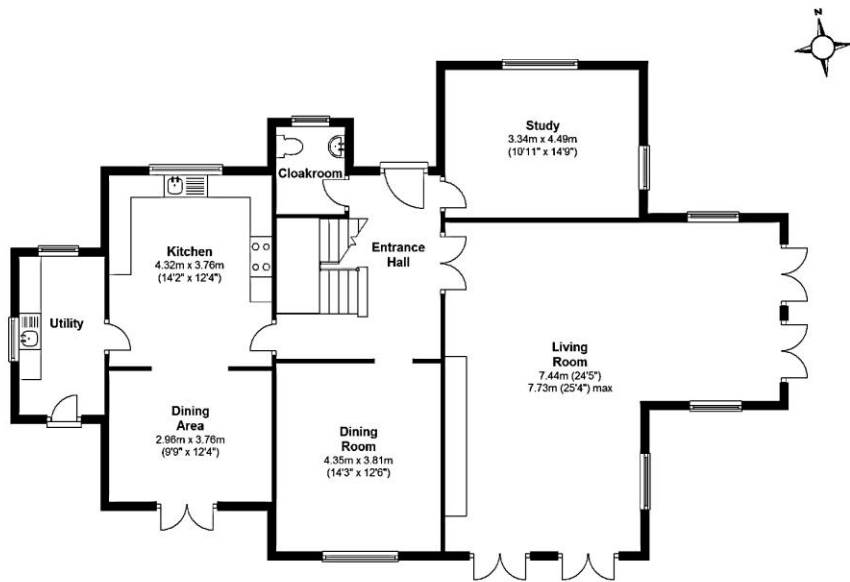
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only

WEBSITE

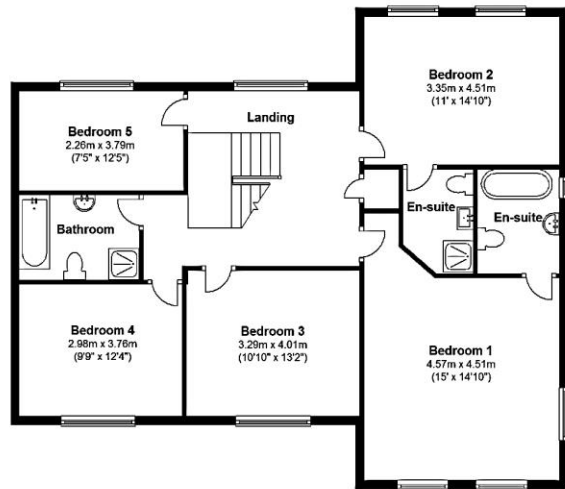
The following website link has been provided by the vendor. BTF are not responsible for the accuracy of content.
www.equestriantrainingcentre.co.uk



Ground Floor

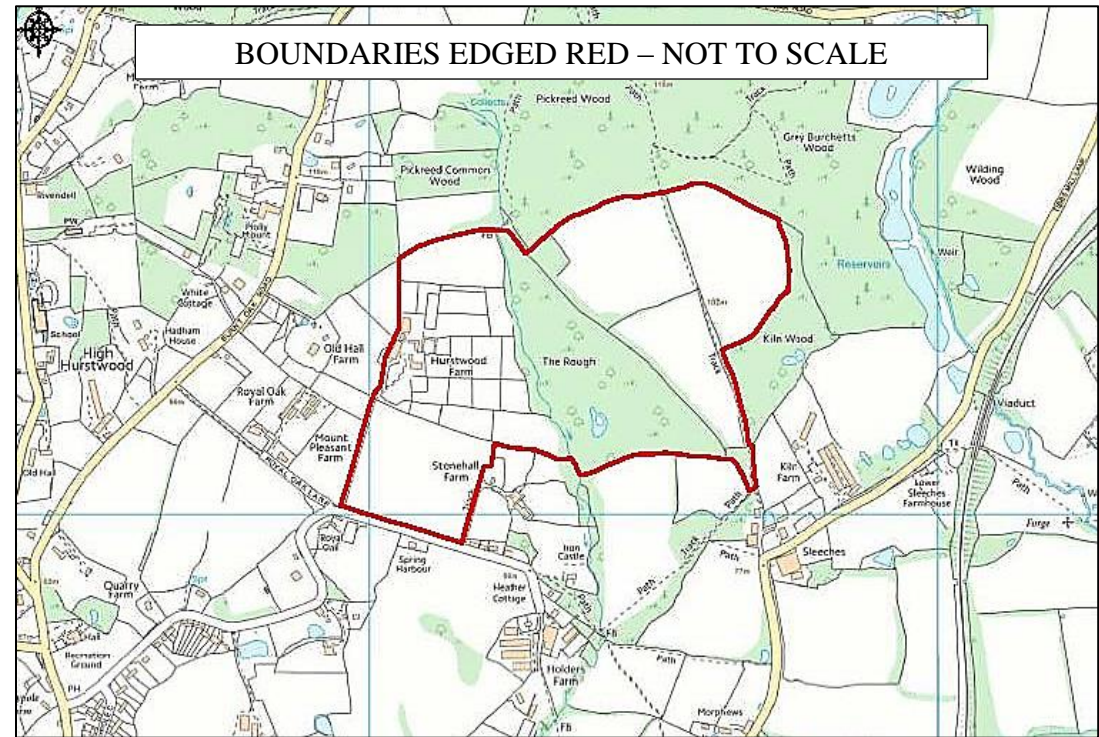


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2013
Plan produced using The Mobile Agent

BOUNDARIES EDGED RED – NOT TO SCALE



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