Summersales Farmhouse

HAMPTONS INTERNATIONAL

A superb attractive Grade II Listed farmhouse with beautiful gardens, fine views and excellent secondary accommodation converted from the original dairy.

Summersales Farmhouse

Crowborough, East Sussex, TN6 1UT

Accommodation

Kitchen/Breakfast Room | Impressive Reception Room with Sitting and Dining Areas | Family Room | Cellar | Cloakroom | 4 Bedrooms | 2 Bathrooms | Detached Annexe with Kitchen/Breakfast Room, Sitting Room, Bedroom and En Suite Shower Room | Detached Quadruple Car Barn | Established Gardens | Rural Views | About 0.78 Acres

Description

Situated in an elevated position on the edge the Ashdown Forest and enjoying delightful views across surrounding countryside, this beautifully restored and presented Grade II listed farmhouse offers spacious accommodation with a wealth of character and charm and a superb versatile detached annexe. Points of particular note include:

• A spacious and versatile kitchen/breakfast room with a wide range of oak floor and wall mounted units with granite work surfaces and a beautiful black 4 oven AGA with a large beam above. A window to the rear looks out across the garden and there are further Heritage roof windows to the front, a slate floor and access to the cellar and a cloakroom.

• An impressive 34ft triple aspect reception room with a timber floor, a fine stone and brick built inglenook fireplace to one end with a large wood burning stove, exposed ceiling timbers and to other end, feature floor to ceiling windows making the most of the views and French doors opening directly to the garden.

• A lovely double aspect family room with exposed beams and timbers, under stairs storage and the original front door into the house.

• Staircases at either end of the house give access to the first floor where there are 4 bedrooms, all with excellent fitted wardrobes and an additional small music or reading room. Throughout the entire first floor there are exposed beams and timbers including within the two bathrooms, both of which have separate showers.

• Positioned across the garden from the house, having been recently refurbished and suitable for a variety of uses, a detached annexe, the former dairy, comprises a well fitted kitchen/breakfast room, vaulted sitting room with exposed timbers and a vaulted bedroom with en suite shower room.

Outside
Tall electronically controlled timber gates open to a gravel driveway which sweeps past a large open fronted timber and stone barn which together provide parking and turning for numerous vehicles. A wide flagstone terrace adjoins the house and provides several areas in which to sit, dine, entertain and look across the garden. There is a large and very well kept lawn and established hedging and trees provide a great deal of seclusion. Tucked away from the house is an excellent and very productive kitchen garden with raised beds and an attractive summerhouse.

Situation
The property is located just over a mile from Crowborough town centre which offers good shopping facilities including supermarkets and a variety of individual shops. There are many highly regarded schools in the area, both state and private, for children of all ages, and recreational amenities include a sports & leisure centre, golf course, tennis & squash clubs. The Ashdown Forest with its miles and miles of open heath land for walking and riding is also close by. The spa town of Royal Tunbridge Wells is about 8 miles to the north for excellent shopping facilities, The Pantiles, cinema complex, theatres and numerous boutiques and restaurants.

Directions
From Tunbridge Wells proceed south on the A26 and on reaching Crowborough turn right at the traffic lights. Continue for just over a mile and the property will be found on the right hand side and should be clearly identified by our for sale board.

Tenure
Freehold

Services
All mains services.

Local Authority
Wealden District Counci

Viewings
All viewings are strictly by prior appointment with Hamptons International

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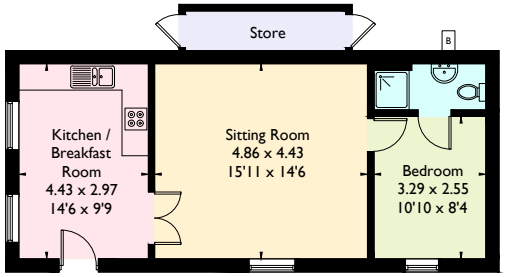
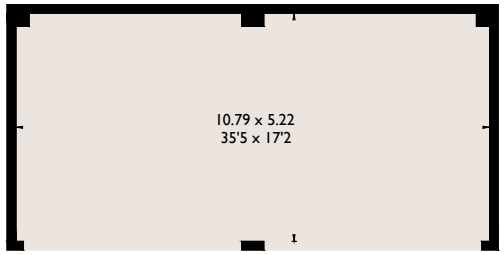
Approximate Gross Internal Area = 243.2 sq m / 2618 sq ft
Annexe = 47.5 sq m / 511 sq ft
Store = 3.3 sq m / 35 sq ft
Total = 294 sq m / 3165 sq ft (Excluding Carport)

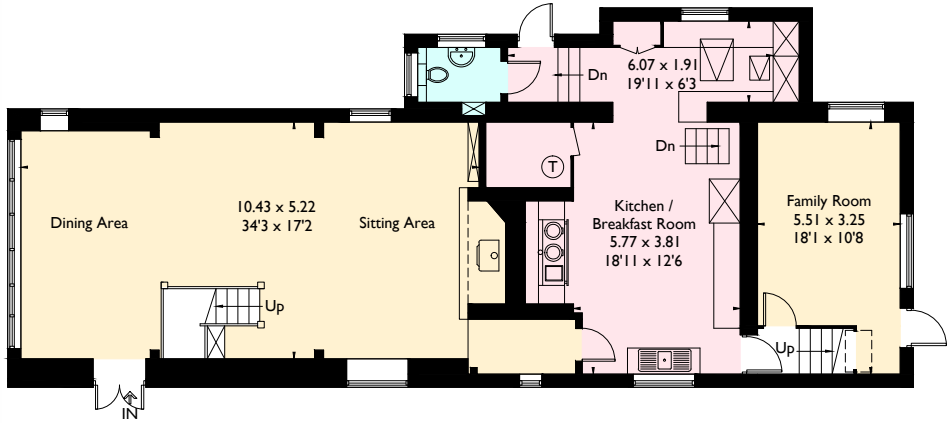




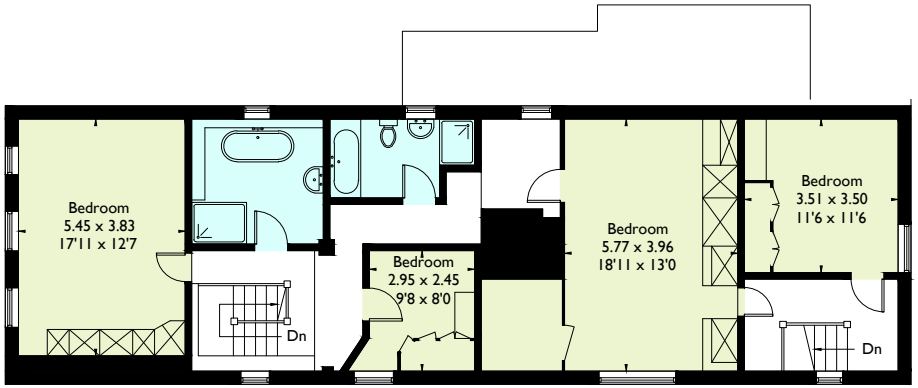
= Reduced headroom below 1.5m / 5'0

Annexe

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173589
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.