

PEMBLEY FARM

COPTHORNE • RH10



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A superb opportunity to purchase a charming family home with equestrian facilities and up to 40.8 acres of land

The House and 1.4 acres (Lot 1)

Reception hall • Kitchen • Dining room • Drawing room
2 Studies • Family room • Boot room • 2 family bathrooms
Master bedroom with ensuite • Large bedroom with ensuite
4 further bedrooms • 3 spacious attic rooms
Spacious garaging for several cars • Courtyard

Barn and 1.4 acres (Lot 2)

Kitchen • Sitting room • Cloakroom
Master bedroom • Family bathroom • 2nd bedroom/study
Double garage • Private garden • 5 stables • Tack room

Land totalling 9.3 acres (Lot 3)

Woodland totalling 28.7 acres (Lot 4)

Gatwick Airport 4.9 miles (London Victoria/London Bridge
33 mins) • Horsham 14.1 miles • Royal Tunbridge Wells 18.5
miles • Central London 30.7 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





The Property (Lot 1)

Pembly Farm is a rural property offering the opportunity to purchase a large 4,454 sqft home with a wide range of equestrian facilities. Originally a small period cottage, the property was later extended to provide a more comfortable family home and has many period features.

Upon entering the property you are greeted by the spacious reception hall leading to the large drawing room with striking feature Mullioned windows and doors out onto the charming courtyard. There is also access to the first of two studies and a sitting room. The sitting room is part of the "original" cottage, benefiting from period beams and charming wood burner set within a large inglenook fireplace. From the sitting room is the first of 6 bedrooms, the family bathroom and second study.

The family room boasts a large log burner with outside access for bringing fire wood into the property. From this room you go onto the kitchen, dining room, second bathroom, double bedroom and boot room.

To the second floor is the large master bedroom with ensuite, built-in wardrobes and far reaching views out onto the lake. There is a further spacious bedroom with ensuite, vaulted ceilings and spiral staircase leading to a large attic space. There are also 2 further bedrooms in the "original" cottage accessed via a separate staircase.



Garden and grounds

Approached via a long driveway, the property is set within 1.4 acres of secluded grounds. It is primarily laid to lawn with a superb lake which can be viewed from most of the principal rooms and is regularly visited by local bird life. Available as a separate lot is 9.3 acres of paddocks (Lot 3).

Services

Mains water and electricity, oil fired central heating and private drainage.

Situation



Shopping: The larger centres of East Grinstead and Crawley provide comprehensive shopping and recreational facilities.



Schools: There are excellent schooling facilities in the area including Handcross Park, Brambletye, Ardingly College, Worth School and Copthorne Prep School which is located across the main road. There are also pick up points for Hurst and Caterham Schools and Brighton College.



Sports and recreation: There is a variety of sporting facilities including golf at Copthorne, Effingham Park and Tilgate, horse racing at Lingfield Park and show jumping at Hickstead.



Travel: The M23 provides a link with the M25 and the National motorway network.



There are main line rail services from East Grinstead and Three Bridges whilst the Gatwick Express provides a regular service to London Victoria in 30 minutes.

Directions (Postcode RH10 3LF)

From Junction 10 of the M23, head eastbound towards Copthorne, at the first roundabout take the second exit to continue on the A264 eastbound. Continue for just over a mile passing through the golf course on either side of the road. After passing Borers Arms Road on your left, the turning for Pembley Farm will be on your right hand side in 250m, just after the Red road sign highlighting Copthorne Preparatory School and has its own turning slip lane. Continue down Pembley Green and follow the road round to the left, pass the first turning on the right and then take the second which is the driveway to the property.



Approximate Gross Internal Area
 4,454 sq ft / 413.8 sq m
 Approximate Gross Internal Area Outbuildings
 1,152 sq ft / 107.0 sq m







The Barn (Lot 2)

This lot represents a superb opportunity for the buyer to craft a beautiful 6 bedroom barn conversion in a generous sized plot with detached garaging.

Proposed to be arranged over three floors with excellent living accommodation on the ground with open plan kitchen/breakfast room, boot room and utility. The large entrance hall is permitted to be triple height with double height glazing.

Access to this property is proposed to be an extension from the current driveway to the main house. The garden itself will be secluded by hedging and mature trees.

This lot will also retain the stable yard and sand school of the property.

Approved planning permission reference number is DM/17/3398.

Land (Lot 3)

Lot 3 comprises of 9.3 acres of land which is currently being used as paddocks. The land gently rises towards the woodland. It is separated by the lake and stream which borders lots 1 and 2, and therefore it can be accessed by either plot.

Woodland (Lot 4)

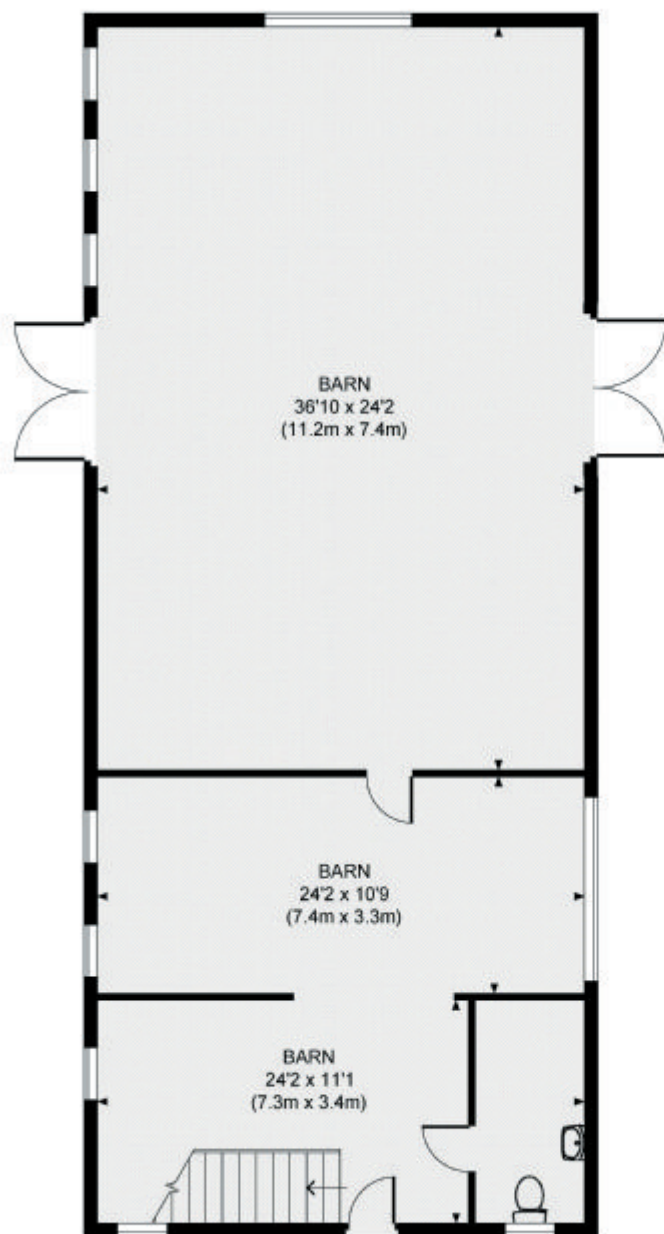
This lot provides 28.7 acres of natural woodland with a mixture of tree specimens which has provided much of the fuel for the log burners within the house over the years.

Fixtures and fittings

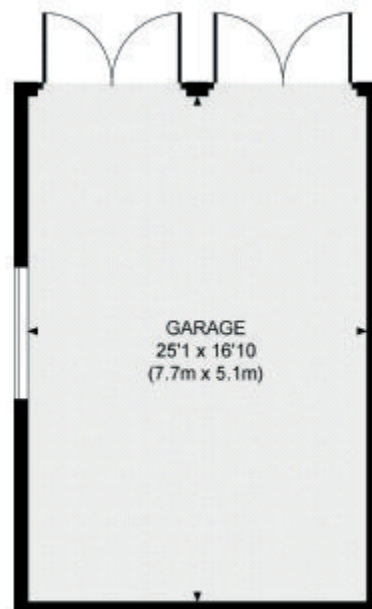
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

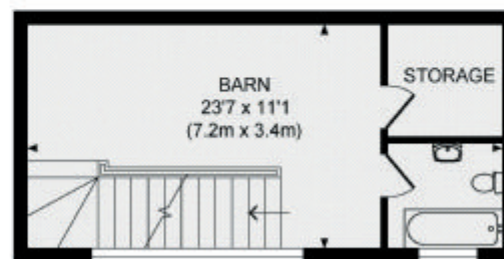
Mid Sussex County Council. Telephone 01444 458166.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Approximate Gross Internal Area
1859 sq ft / 172.7 sq m
Approximate Gross Internal Area Outbuildings
1107 sq ft / 102.8 sq m

