

EST 1900

**Lambert
& Foster**

PART OF THE LOCAL LANDSCAPE



**WHITEHOUSE FARM, DANEGATE
ERIDGE, EAST SUSSEX TN3 9HX**

FREEHOLD FOR SALE AS A WHOLE OR IN 2 LOTS

WHITEHOUSE FARM, DANEGATE, ERIDGE, EAST SUSSEX TN3 9HX

A Wealden grassland farm with a Victorian farmhouse, range of farm buildings and stables sitting within approximately 63.93 acres (25.87 hectares) of land within an enviable elevated position with far reaching views in the High Weald Area of Outstanding Natural Beauty.



ERIDGE RAILWAY STATION 2.5 MILES | CENTRAL LONDON 1 HOUR | ROYAL TUNBRIDGE WELLS 4.5 MILES | GATWICK 50 MINUTES

SITUATION

The property is situated approximately half way between the villages of Eridge and Rotherfield both of which have a good range of local amenities and there are further extensive services and amenities provided at Royal Tunbridge Wells (4.5 miles to the north) and Crowborough (4 miles to the south west). Primary schools are located at Rotherfield and Mark Cross and nearby grammar, preparatory and secondary schools are located at Mayfield, Tunbridge Wells, Crowborough and Wadhurst.

There is excellent riding in nearby Hornshurst Wood

and the Ashdown Forest. Eridge railway station is approximately 2.5 miles to the north west providing a mainline service to London in about an hour.

DIRECTIONS

From the village of Eridge, continue south west on the A26 and turn left into Sham Farm Road (signposted Rotherfield and Mayfield). Continue on Sham Farm Road for approximately 1.5 miles and the road will then turn into Blackdon Hill. Proceed for a short distance and Whitehouse Farm will be the first property you reach on the right hand side.

ACCESS

Lot 1 is accessed through the main farm entrance on the west side of Blackdon Hill and Lot 2 is accessed through a gateway on the opposite side of the road.

VIEWING

Strictly by appointment with the Sole Agents, Lambert & Foster's Mayfield Office on 01435 873999.

LOCAL AUTHORITY

Wealden District Council, Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX.
01323 443322, info@wealden.gov.uk



THE FARMHOUSE

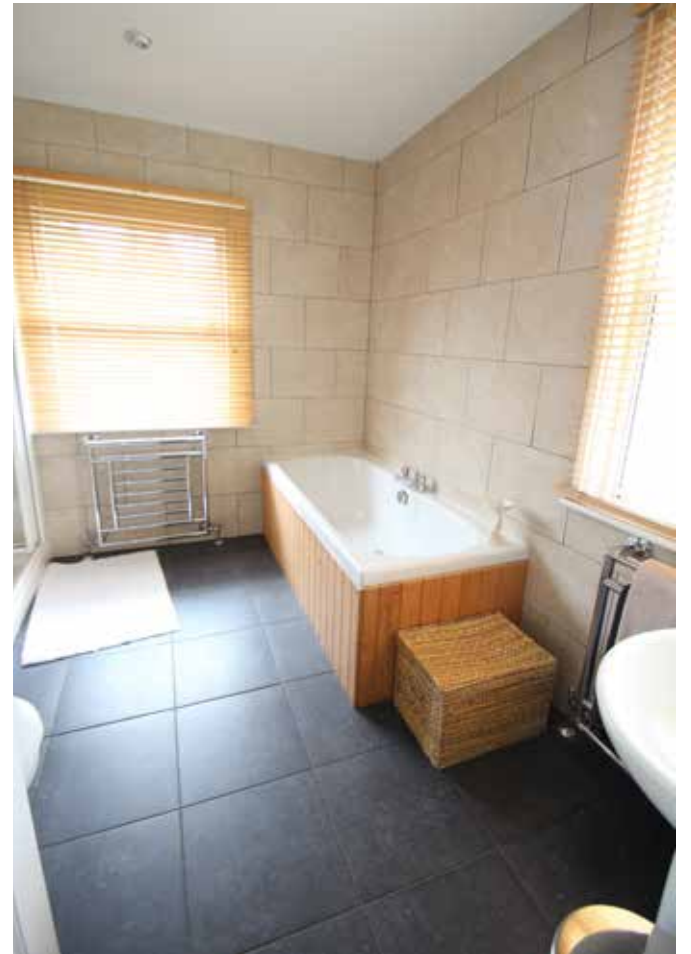
Whitehouse Farm is an attractive Victorian property situated in an elevated location in a prime part of the East Sussex countryside. The farmhouse is constructed of red and mixed bricks in a Flemish bond beneath a pitched clay tiled roof.

The front door featuring stained glass panels opens to the entrance hall with a staircase ascending and doors leading to the principal reception rooms of which the drawing room has a bay window to the front, fireplace and surround with an inset woodburning stove and a range of fitted bookshelves. The dining room has an attractive cast iron Victorian fireplace with a decorative hearth and a bay window to the front. The kitchen/breakfast room has a range of bespoke painted fitted wall and base units with an UrbnRok glass and shell resin worktop above with inset stainless steel sink and drainer, Britannia range gas fired hob and chefs plate with an electric oven and Omaggio hood, integrated fridge, larder cupboard, dishwasher and glass splashbacks. The utility room has plenty of space for appliances, a range of wall and base units and a sink. The garden room enjoys a pleasant view and has double doors that open onto the terrace and gardens. There is also a rear lobby, boot room, cloakroom and study on the ground floor.

The first floor has an open split level landing leading to the master suite having a large bedroom with vaulted ceiling, dressing area with fitted wardrobes, and en-suite bathroom with a separate shower. There is a guest bedroom with en-suite shower room and an attractive fireplace, two further double bedrooms (both with fireplaces) and a family bathroom.

The property has retained many features typical of the Victorian period including high ceilings, attractive stained glass, bay and sash windows, wooden floors, original doors, skirting boards and coving. There is ample loft space that has been insulated but not boarded.





GARDENS

There are attractive gardens surrounding the property which have been thoughtfully planted with an array of colourful plants, shrubs and fruit trees. The lawn is interspersed with mature trees and is securely fenced at the border whilst a sand stone terrace provides a pleasant seating and dining area.

There is also a greenhouse, storage shed and a productive vegetable garden with raised beds. A traditional brick outhouse has been converted into a

useful storage building. The gardens are flanked by a post and rail paddock with a large field shelter.

SERVICES

The farmhouse has oil fired central heating as well as solar panels providing hot water. Mains water and electricity are connected and water is also connected to the land.

The farmhouse is served by a septic tank that is located on the east side of Blackdon Hill and the gas cooker is

fuelled by LPG gas bottles.

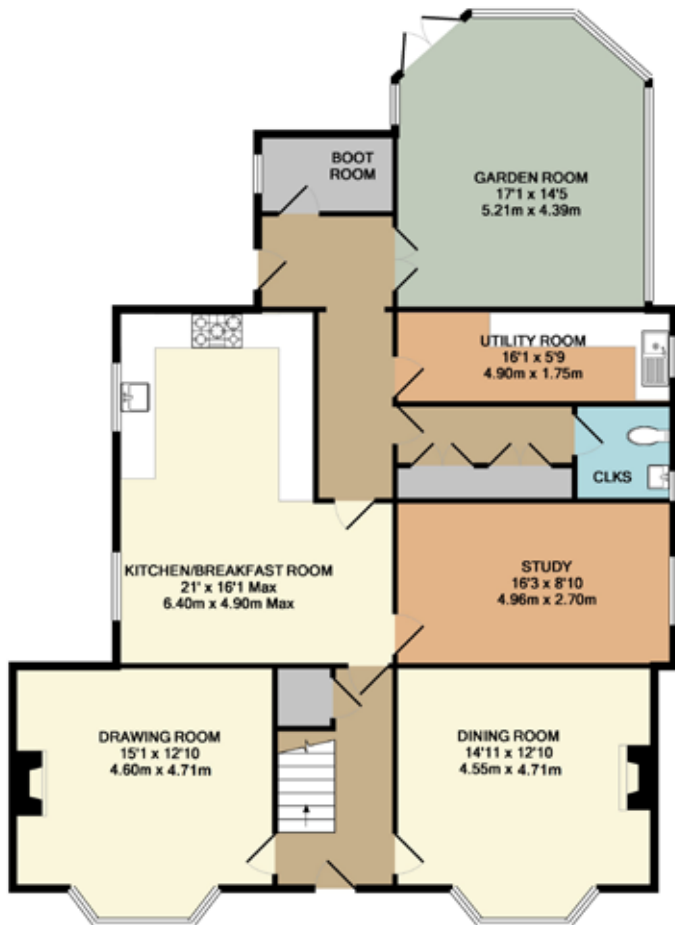
There are also photovoltaic panels producing electricity on the roof of the garage with a feed of 4kw and a tax free income of £750 pa. v

COUNCIL TAX

The farmhouse is rated as Band G.

ENERGY PERFORMANCE CERTIFICATE

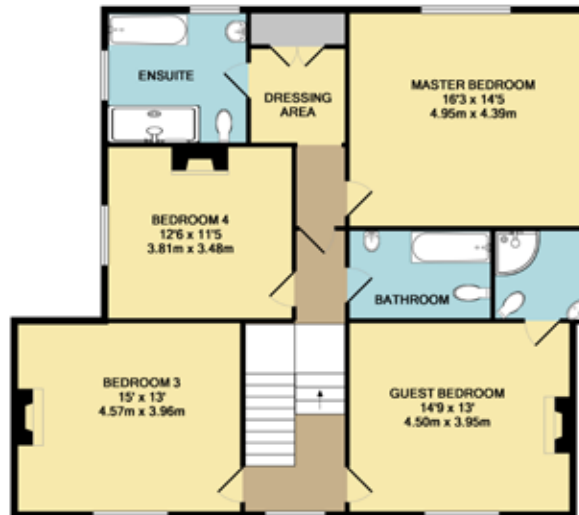
The farmhouse is rated as Band D.



GROUND FLOOR APPROX. FLOOR AREA 1473 SQ.FT. (136.8SQ.M)

FARMHOUSE TOTAL APPROX. FLOOR AREA 2605 SQ.FT. (242.0 SQ.M)

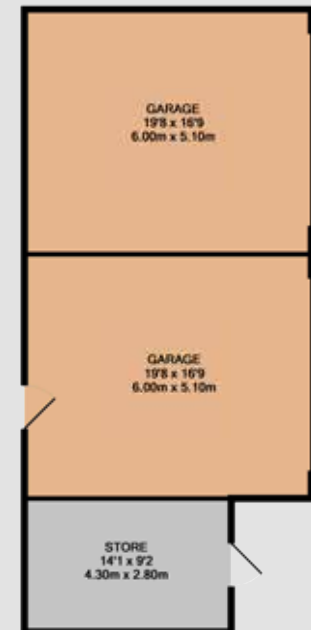
Whilst every attempt has been made to ensure the accuracy of these floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017.



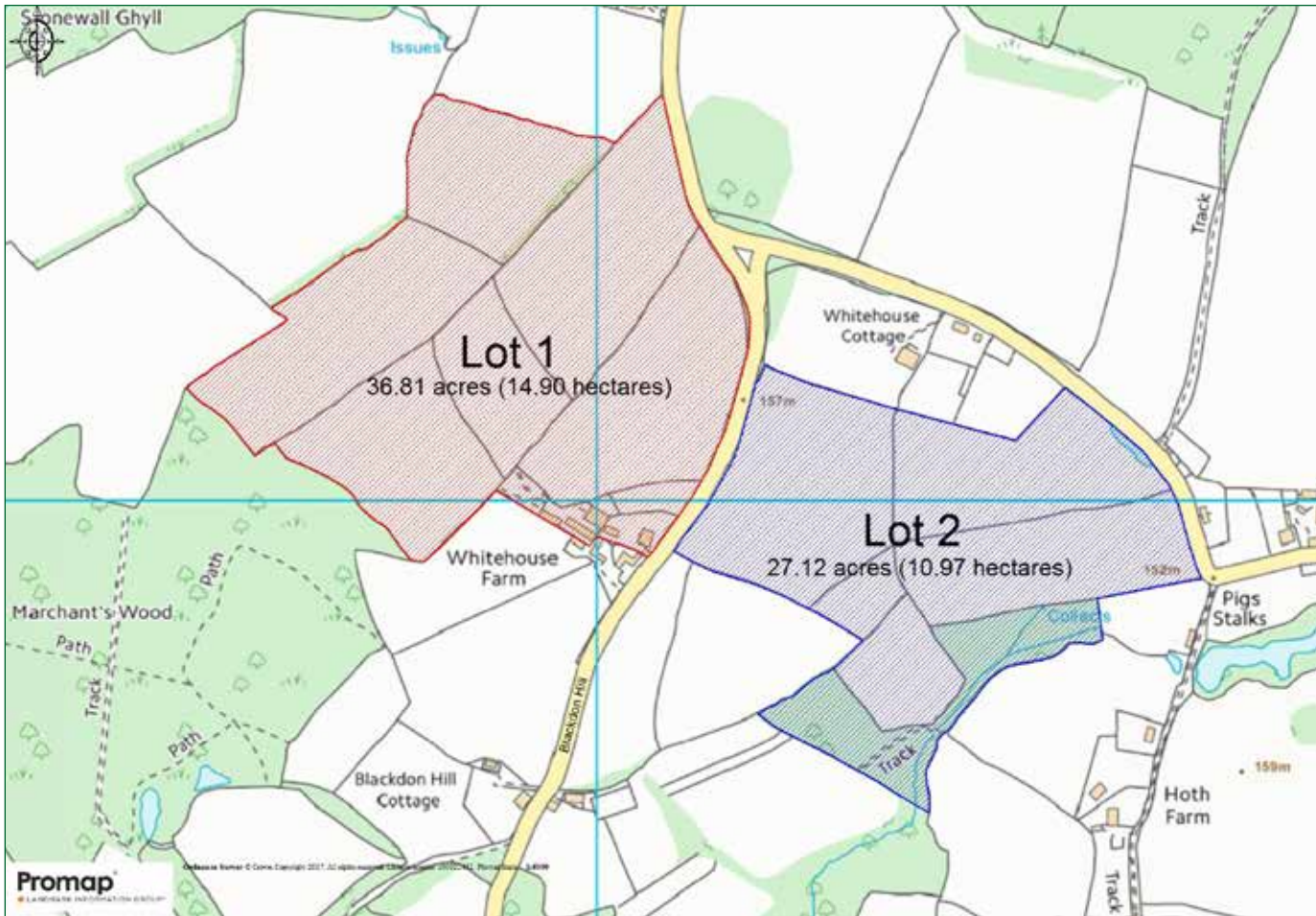
1ST FLOOR APPROX. FLOOR AREA 1133 SQ.FT. (105.2 SQ.M)

GARAGES

There are two large combined brick built double garages with power, lighting, up and over doors and a brick stable to the side.



TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M)



THE FARMLAND

THE BUILDINGS

Situated to the rear of the farmhouse are the farmyard and buildings. The buildings comprise as follows:

AGRICULTURAL BUILDING 1

32.50m x 7m (106ft x 23ft)

Concrete portal framed, fibre cement roof, chalk floor.

AGRICULTURAL BUILDING 2

18.5m x 15m (60ft x 50ft)

Concrete portal framed, fibre cement roof, chalk floor.

STABLES

21m x 5.30m (70ft x 18ft)

Three timber framed stables with covered yard, Water and power connected.

BULL PEN

5.2m x 5.45 m (17ft x 17ft)

Timber framed shelter and pen.

THE FARMLAND

The total area of the farm extends to approximately 63.93 acres (25.87 hectares). The farmland is all laid to pasture and has been used to support a rare breed pedigree beef, lamb and organic egg laying enterprise.

The land is geographically divided by Blackdon Hill with a total of approximately 36.81 acres (14.90 hectares) situated on the west side Blackdon Hill and 27.12 acres (10.97 hectares) situated on the east which includes approximately 4.37 acres (1.77 hectares) of woodland.

The fields are divided by fence and hedge boundaries and the land is classified as Grades 3 and 4 on the

Agricultural Land Classification Map. The land to the east is being offered for sale as a separate lot (Lot 2) but please note that a sale of just Lot 2 will not be concluded until a sale of Lot 1 has completed.

THE WOODLAND

4.37 acres (1.77 hectares) of woodland (included within Lot 2) surrounds a wild flower meadow and has an abundance of bluebells and wild orchids in the Spring.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and a claim has been made under the 2017 Basic Payment Scheme. All payments for 2017 will be retained by the vendors and the purchaser will agree to comply with the Cross Compliance requirements of the scheme until the end of the current scheme year.

Appropriate entitlements will be transferred as part of the agreed sale price on completion subject to each purchaser contributing £250 plus VAT to the cost of the transfer.

PUBLIC RIGHTS OF WAY

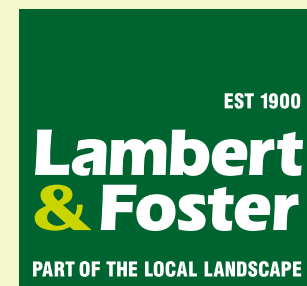
There are no public rights of way crossing the property, nor are there any along any adjoining boundaries.

SPORTING RIGHTS

All sporting rights are included in the freehold sale.

COUNTRYSIDE STEWARDSHIP

There are no Countryside Stewardship or Environmental Stewardship agreements in respect of the land. Part of the farm is registered as organic.



The Estate Office, High Street
Mayfield, East Sussex, TN20 6AE
Tel. 01435 873 999

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www.lambertandfoster.co.uk

EST 1900
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