



MOORLANDS, FRIARS GATE, CROWBOROUGH, EAST SUSSEX, TN6 1XF

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



An attractive character country house with detached annex accommodation beautifully located on the fringes of the Ashdown Forest occupying stunning gardens and grounds of about 5.23 acres. Moorlands is a non-listed period house believed to date from the 17th century with later additions retaining a wealth of character including exposed beams and period fireplaces, the whole offering accommodation extending to 3,337 sq. ft. The gardens and grounds are a particular feature having been beautifully landscaped and surround the house on all sides laid with a series of paths allowing appreciation of the surroundings from multiple perspectives and featuring several ponds and streams. Throughout there are sweeping lawns, grassland areas, numerous banks of rhododendrons, fine mature trees and an orchard, the whole offering peace and seclusion. The accommodation comprises in brief on the ground floor, a reception hall, cloakroom, study, a sitting/family room with French doors opening to the terrace and gardens, a kitchen, a stunning triple aspect dining room affording a spectacular outlook, a 23'3 x 15' drawing room with inglenook fireplace and a pretty garden. The first floor provides a principal bedroom with en-suite shower room and private balcony, a guest bedroom with en-suite shower room, four further bedrooms, a family bathroom, shower room and a further study. Outside the property is approached via a sweeping driveway which leads to a large parking area to one side of which is an open double carport and a garage. The driveway continues to the secondary accommodation which offers a detached studio and annex/games room providing ideal secondary accommodation or letting potential. The gardens and grounds provide a spectacular backdrop with most rooms enjoying a delightful view.





Timber front door into: **RECEPTION HALL:** staircase rising to the first-floor landing, stone flooring.

CLOAKROOM: comprising low level WC, wall mounted wash basin with part tiled walls, tiled flooring, window to side.

STUDY: 6'5 x 5'3 window to rear.

SITTING/FAMILY ROOM: 19'11 x 14'8 French doors opening to the terrace and gardens, further windows to rear, open fireplace with tiled surrounds, exposed floorboards, wall light points.

DRAWING ROOM: 23'3 x 15' windows to side enjoying stunning views across the gardens and grounds, inglenook fireplace with cast iron wood burning stove, exposed ceiling timbers.

GARDEN ROOM: 11'4 x 10'5 French doors with adjacent floor to ceiling side panels opening to the terrace and gardens, exposed brick flooring.

KITCHEN: 22'6 x 10'5 comprising one and a half bowl ceramic sink unit with mixer taps, cupboard and space for domestic appliances beneath, twin plate Aga, further range of units to eye and base level with granite surfaces, inset four ring electric hob, integrated tall standing fridge and freezer, tiled flooring, windows to rear overlooking both sides enjoying stunning far reaching views.

REAR LOBBY: windows to both sides, door with glazed insert opening to the front courtyard, stone flooring, built-in double coat cupboard.

SHOWER ROOM: comprising fully tiled enclosed shower cubicle, wall mounted wash basin, low level WC, window to front.

DINING ROOM: 18'3 x 11'5 a handsome double aspect room, windows to front, side and rear, French doors opening to the terrace and gardens, timber flooring.

From the reception hall, a staircase rises to a: **GALLERIED FIRST FLOOR LANDING:** windows to front and side, built-in double linen cupboard.

SECOND STUDY: 7'5 x 5'5 window to front, timber flooring.

PRINCIPAL BEDROOM: 18'10 x 12'4 a triple aspect to room, windows to front, side, part glazed door with adjacent side panels opening to a **PRIVATE BALCONY** which affords a stunning view across the gardens, grounds and countryside beyond. **EN-SUITE SHOWER ROOM:** comprising window to side, pedestal wash basin, fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC, tiled flooring.

BEDROOM 2: 20'4 x 14'9 windows overlooking the rear of the property enjoying stunning outlook across the gardens and grounds, extensive range of built-in wardrobes, open fireplace with tiled surround, door into: **EN—SUITE WET ROOM:** window to front, wall mounted shower unit, fully tiled walls, pedestal wash basin, low level WC.

BEDROOM 3: 14'10 x 11'9 bay window overlooking the rear of the property enjoying stunning views across the gardens and grounds, built-in wardrobes, exposed floorboards.

BEDROOM 4: 12'8 x 11'7 window to side enjoying stunning views across the gardens and grounds, fireplace with tiled surround, deep walk-in wardrobe.

BEDROOM 5: 11'4 x 7'11 window to side enjoying stunning views across the gardens and grounds, built-in wardrobe, cast iron fireplace.

BEDROOM 6: 11'7 x 6'2 window to side enjoying a stunning view across the gardens and grounds, exposed floorboards.

FAMILY BATHROOM: comprising free standing roll top, ball and claw foot bath with chrome telephone style mixer tap with handheld shower attachment, low level WC, pedestal wash basin, airing cupboard housing hot water cylinder, tiled flooring.

SHOWER ROOM: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, wall mounted wash basin, tiled flooring.

OUTSIDE

The property is beautifully located in a tucked away position and is approached via a long driveway which leads to a large parking area in front of the open bay double garage and to the north of the house. The driveway continues towards a turning area and parking beside the annexes and outbuildings.

GARDENS AND GROUNDS

A flagstone seating terrace wraps around the southern and eastern elevations of the property offering sheltered areas for outdoor dining and enjoying a spectacular outlook across the grounds and countryside beyond. To the south of the house is a formal area of level lawn enclosed by a yew hedge above this the land rises towards the road lies an orchard bound by hedging and a utility area incorporating sheds and a greenhouse. A further area of woodland extending to about 0.62 acres is situated adjacent to the lane. The park like gardens and grounds provide a stunning setting with a flowing stream, sweeping lawn, grassland areas, numerous banks of rhododendrons and fine mature trees. A river winds along the bottom of the valley crossed at two points by wood and bridges linking a path along the opposite bank enabling a view back across the gardens towards the house from the far side.

THE STUDIO AND ANNEX/GAMES ROOM

The Games Room is a timber framed and clad building with a vaulted ceiling and doors opening to three sides giving access to the rear decked terrace overlooking a large pond planted with water lilies. Oak kitchen cupboards under work block worktops are fitted to one corner with an integrated fridge, oven and hob allowing for on-site catering. The Studio is set at right angles to the Games Room and offers a good size living room with Velux windows to the vaulted ceiling flooding the space with natural light, a kitchen area to one side and a shower room. A log store adjoins this building to one side.

SERVICES: Oil fired central heating, mains water and electricity and private drainage.



Friars Gate, Crowborough

Approximate Gross Internal Area = 310.0 sq m / 3337 sq ft
 Garages = 45.9 sq m / 494 sq ft
 Store / Wine Cellar = 10 sq m / 108 sq ft
 Total = 365.9 sq m / 3939 sq ft

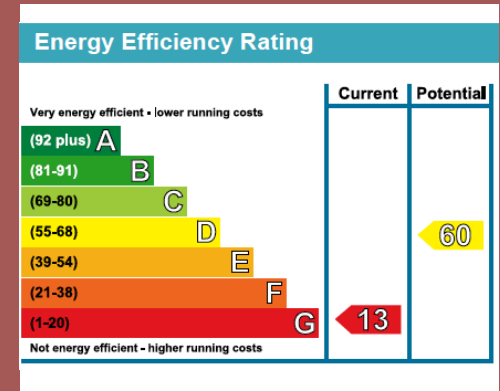


Ground Floor

First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 143982

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.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

Moorlands is beautifully located in a tucked away semi-rural position on the fringes of the breath-taking Ashdown Forest, the inspiration behind AA. Milnes Winnie the Pooh books. The house forms part of the small hamlet of Friars Gate to the south of Groombridge and to the north-western side of Crowborough, about 1.75 miles distant. Crowborough offers a comprehensive range of shopping and leisure facilities as well as good transport links to London. Tunbridge Wells, some 8.1 miles to the north-west offers a wider range of High Street shops together with an excellent choice of leisure and entertainment facilities. Mainline railway services can be found at Crowborough, about 3.4 miles and Eridge, about 4.2 miles. Further up the same line with journey times to London Bridge from about 55 minutes (Eridge to London Bridge) and Tunbridge Wells (about 8.1 miles) to London Charring Cross and Canon Street from 50 minutes. The area is well served with a range of schooling for all age groups including St. John's Primary School in nearby Crowborough, a highly regarded primary school in Groombridge, Holmewood House and Ashdown House preparatories in Langton Green and Forest Row respectively and Beacon Academy in Crowborough at secondary level. Independent secondary's in Mayfield, Eastbourne, Tonbridge and Seven Oaks.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

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