



HIGHGATE FARM, ERIDGE LANE, ROTHERFIELD, EAST SUSSEX, TN6 3JU

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A handsome five bedroom (two bathrooms) detached character farmhouse occupying gardens, grounds and paddocks of about 8 acres, beautifully positioned in a rural location yet within walking distance of the primary school and picturesque Rotherfield High Street. Highgate Farm is formerly part of the Eridge Park estate with the Abergavenny insignia and is offered for sale with vacant possession available with flexible accommodation extending to 2,348 sq. ft. The gardens, grounds and outside space are a particular feature with attractive gardens surrounding the house on all sides interspersed with numerous flower and shrub beds and affording a good degree of seclusion. Immediately adjoining the gardens is a large mature paddock extending to 6.77 acres, this paddock can be separately accessed via the adjacent lane and would be ideal for those with equestrian needs. There are two further parcels of land to include a large vegetable garden and an additional paddock, the total plot extending to about 8 acres. The accommodation comprises in brief on the ground floor, a covered entrance, a reception hall, a cloakroom, an inner hall with wood burning stove, a double aspect separate dining room, a handsome sitting room with large inglenook fireplace, a kitchen/breakfast room, a useful utility room, a rear lobby and a study. From the inner hall, a staircase rises to the first-floor landing, a master bedroom with dressing room and en-suite bath/shower room, three further bedrooms and a family bathroom whilst a staircase rises to the second floor, which provides an additional large double bedroom. Outside, the property is approached via twin five bar gates which lead to a driveway providing parking for several vehicles to one side of which is a detached pitched roof double garage above which is extensive eaves storage space (this garage could be converted and amalgamated into the main accommodation if required, STPP). EPC Band F.











**COVERED ENTRANCE:** outside courtesy light, front door with opaque glazed insert and adjacent floor to ceiling side panel into **RECEPTION HALL:** window overlooking the rear of the property, radiator.

**CLOAKROOM:** comprising low level WC, pedestal wash basin, window overlooking the front of the property.

**KITCHEN/BREAKFAST ROOM:** double aspect room, window to rear, UPVC double glazed double doors with adjacent floor to ceiling panels opening to the patio and garden, radiator, tiled flooring. **KITCHEN AREA:** comprising one and a half bowl single drainer sink unit with mixer tap, cupboards and drawers beneath. Adjoining work surface, further range of units to eye and base level, free standing cooker with extractor over, tiled surrounds, window overlooking the front of the property, tiled flooring.

**UTILITY ROOM:** comprising single bowl single drainer sink unit with cupboards and space for domestic appliances beneath. Adjoining work surfaces, further range of units to eye and base level, window overlooking the rear of the property, radiator, tiled flooring.

**REAR LOBBY:** door giving access to the side path and garage, window overlooking the rear of the property, radiator, tiled flooring.

**STUDY:** window overlooking the front of the property, radiator, dado rail, coved ceiling, built-in shelved storage cupboard.

**INNER HALL:** staircase rising to the first-floor landing, window overlooking the rear gardens, cast iron wood burning stove, archway into:

**DINING ROOM:** double aspect room, windows overlooking the side and rear of the property enjoying fine views across the gardens, hatch giving access to additional loft space, wall light point, radiator, exposed brick work to one wall.

**SITTING ROOM:** windows overlooking the front of the property, part glazed door opening to the front gardens, handsome inglenook open fireplace with exposed oak bressumer and brick surround, wall light points, radiator.

From the inner hall, a staircase rises to the **FIRST FLOOR LANDING:** hatch giving access to loft space, built-in shelved linen cupboard, radiator, window overlooking both sides of the property, staircase rising to the second floor.

**MASTER BEDROOM:** double aspect room, windows overlooking the rear and side of the property enjoying outstanding far reaching rural views, twin built-in double wardrobes, coved ceiling, radiator, door to: **DRESSING ROOM:** double aspect room, windows overlooking the front and side of the property enjoying a fine view back towards Rotherfield Church, radiator, coved ceiling, door into: **EN-SUITE BATH/**

**SHOWER ROOM:** comprising enclosed bath, tiled surround, fully tiled enclosed shower cubicle with wall mounted shower unit, pedestal wash basin, low level WC, opaque window to side, radiator, coved ceiling.

**BEDROOM 2:** window overlooking the front of the property enjoying a fine view towards Rotherfield Church, cast iron fireplace, built-in storage cupboard, radiator, coved ceiling.

**BEDROOM 3:** window overlooking the front of the property enjoying a fine view across the countryside towards Rotherfield Church, built-in storage bedroom furniture and wardrobes, radiator.

**BEDROOM 4:** window overlooking the side of the property enjoying fine far reaching rural views, radiator, coved ceiling.

**FAMILY BATHROOM:** comprising enclosed bath, tiled surround, pedestal wash basin, low level WC, bidet, window overlooking the rear of the property enjoying fine views across the gardens, airing cupboard housing hot water cylinder, slatted shelving, radiator.

From the first-floor landing, a staircase rises to the **SECOND FLOOR LANDING:** circular window to side, door into:

**BEDROOM 5:** window overlooking the side of the property, radiator.

## OUTSIDE

The property is approached from the adjacent farm track via twin timber gates which lead to a large gravel driveway providing parking for several vehicles to one side of which is a **DETACHED PITCHED ROOF DOUBLE GARAGE:** up and over door, power and light connected, extensive eaves storage space over, this garage area could converted/amalgamated into the main accommodation if required, STPP.

## GARDENS AND GROUNDS

The gardens and grounds surround the property on all sides with a patio and terrace adjoining the rear of the property with the remainder beautifully laid predominately to rolling lawn interspersed with numerous shrubs and trees providing a stunning far reaching vista. Within the grounds there is a green house and a brick built barbecue and well over which is a pretty pitched roof building. The grounds enjoy total seclusion and are bound by thick natural hedging and mature trees with a gate affording direct access to the adjoining paddock and countryside. The gardens extend to about half an acre. Immediately adjoining the property and accessed via a five bar gate and a main gate on the adjacent lane is a large **ENCLOSED Paddock** which extends to 6.77 acres and is bound by mature trees and thick natural hedging. There are two further parcels of land to include a vegetable garden extending to 0.2 acres and a further enclosed paddock extending to 0.72 acres. The total plot extends to about 8 acres.









## LOCATION

Highgate Farm provides the 'best of both worlds' with a fine rural location positioned off Eridge Road on the outskirts of Rotherfield yet within walking distance to the picturesque village high street. Rotherfield offers a number of amenities to include a doctor's surgery, village pubs, a post office and a primary school. Crowborough town is approximately 3 miles distant and provides a mainline rail station, with trains to London in approximately one hour (London Bridge), a wide range of shopping facilities, and is well served with a selection of schooling for all age groups including a sixth form community college and highly regarded primary schools, good sporting facilities include Crowborough Leisure Centre and two golf courses. The stunning 6,000 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks. The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately.



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