



Parrock Lane, Upper Hartfield, Hartfield, East Sussex, TN7 4AS

Offers In Region Of £1,395,000

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Wow and Wow again. What an idyllic cottage in a beautiful private setting, conveniently located in a highly sought-after rural location between Forest Row and Hartfield. After 45 years ownership, properties like these rarely come onto the market.

Originally an old cattle barn/ hayloft encompassed by a larger farm, parts of this quirky 4-bedroom, detached cottage date back to the 1600s. This is attractively illustrated throughout the property with original beams in the high-ceilinged central living area, and indented brickwork exposed both inside and out. The cosy artist's cottage lies on a quiet but accessible country lane, tucked away in the centre of the estate between two fields and its own private woodland.

There are two entrances to the property, one that opens into a porch room, and the other that accesses a hallway adjacent to the living room. We'll start at the latter entrance. When entering and turning left, you arrive at the large open plan dining and living space complete with a bespoke, hand-crafted brick fireplace. This large room is triple aspect with private estate views facing the sunrise in the east, benefitting from all day light to the south, and enjoying the beauty of expansive sunsets from the west.

From the dining area you move through to a sub divided space currently used as a small office. This is directly next to the kitchen area. The kitchen is double aspect with glass doors leading east into the porch. The opposite window overlooks the largest field, its far boundary lined with ancient oak trees and privy to incredible sunset views. In this oldest part of the house, the floor is classically cottage tiled, there are more exposed beams and solid hand-crafted oak units and floor to ceiling storage cupboards. There is also an enchanting open tread turned oak step staircase that leads up to a mezzanine platform and a bright double aspect bedroom in the eaves.





From the kitchen you enter a small corridor and onto a main bathroom full of character, the tile flooring continues with a handful of Victorian inspired feature tiles and bespoke stain glass windows. Again, the room is double aspect and offers a stunning claw foot antique bath and feature pedestal hand basin. There are built-in storage cupboards, tiled shower and W.C. In addition to the main bathroom there is an adjacent door which opens up to another W.C/ cloakroom. This too has access from the porch for muddy boot wearers!

Circling back to the initial entrance door, turning right you will see a snug single bedroom under the main stairs, one side of exposed brick backs directly onto the living room fireplace. Next to this you will find an east facing double aspect master bedroom with beautiful views of the garden and field beyond, complete with a convenient en-suite.



From the lofty open plan area, the first floor can be reached via a private door to a steep close treaded staircase. Here you will reach a double bedroom with views across the second field, stables and open farmland beyond – this has a typical cottage feel with some limited head height. Next to this room there is a small rooflight box room that could be used as storage/study/closet space, and a long storage cupboard in the eaves sits across from a small mezzanine area.



Outside there are two stable blocks with plenty of hard standing, turning areas and ample parking. This yard area offers 5 large stables and a lockable tack room with power and water. The tack room has a sheltered concrete area in front and a ladder up to a small hay loft platform above. A short distance from the main house there is an artist studio/garden room with triple aspect views. Complete with underfloor heating, power, and Wi-Fi – this can also double up as a guest bedroom, popular with those who like to witness the sounds of wildlife by night and see large herds of Ashdown Forest deer grazing right outside the window by day. There is also a perfect little studio/workshop/music room which faces west and has beautiful sunset views. With its own private concrete path from the main house, this is situated on the edge of the estate's dense woodland. With a lovely shady overhang, it offers a cool place to escape from the heat on a hot summer's day.

The garden area is beautifully nestled in the crux of the L-shaped cottage with a paved piazza area by both entrances, ideal for outdoor dining and morning coffees. This paving wraps around the front of the house to join an extended driveway. There is also a south facing area sloping steeply down from the garden room which could be developed into a garden extension, vegetable patch or for raising chickens or pigs. A low brick wall divides the paved area and lawn which sweeps seamlessly down to a large ancient wood.

This deep pitted wood was originally an old clay mine and in recent past has been the setting for children's camps, stream fishing and a picturesque spot for admiring wild garlic and bluebells. It also provides great privacy and screening.

Buildings plus three grazing paddocks and a large woodland covers 12 acres in total. The property is set down a lengthy, post and rail private driveway opening out to a quiet country lane situated between the popular villages of Forest Row and Hartfield. It borders the famous 6,500-acre Ashdown Forest composed of rambling heath and woodland – known better as the '100 acre wood' inspired by the Winnie-the-Pooh stories. The famous bridge and former home of AA Milne is within 20 minutes walking distance.





Alongside acres of Ashdown Forest to ride horses or walk on, this property is also close to the Forest Way; a 10-mile route on the National Cycle Network, connecting East Grinstead to Groombridge - perfect for both walking or cycling. The area has great transport links to the local towns of East Grinstead, Crowborough and Tunbridge Wells, all within 10-20 minutes' drive. From any of these locations it is approximately an hour or under train ride to London. Gatwick airport is 35minutes drive.

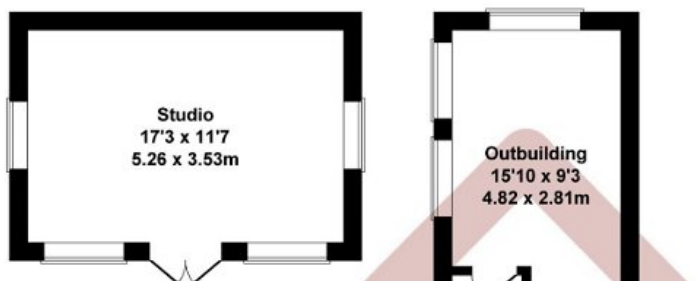
Probate has been applied for and is currently awaited. This cottage is not listed.



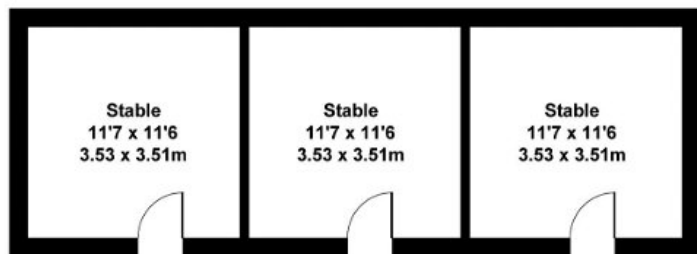
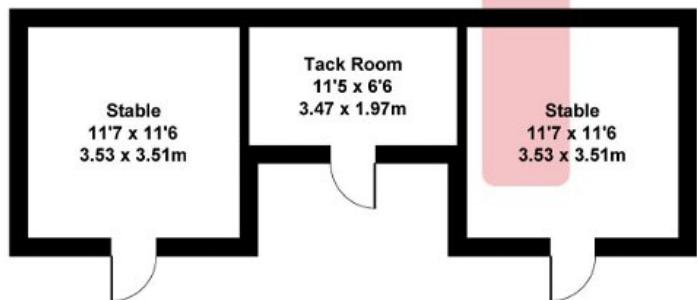
| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 12 | |
| <i>Not energy efficient - higher running costs</i> | | |



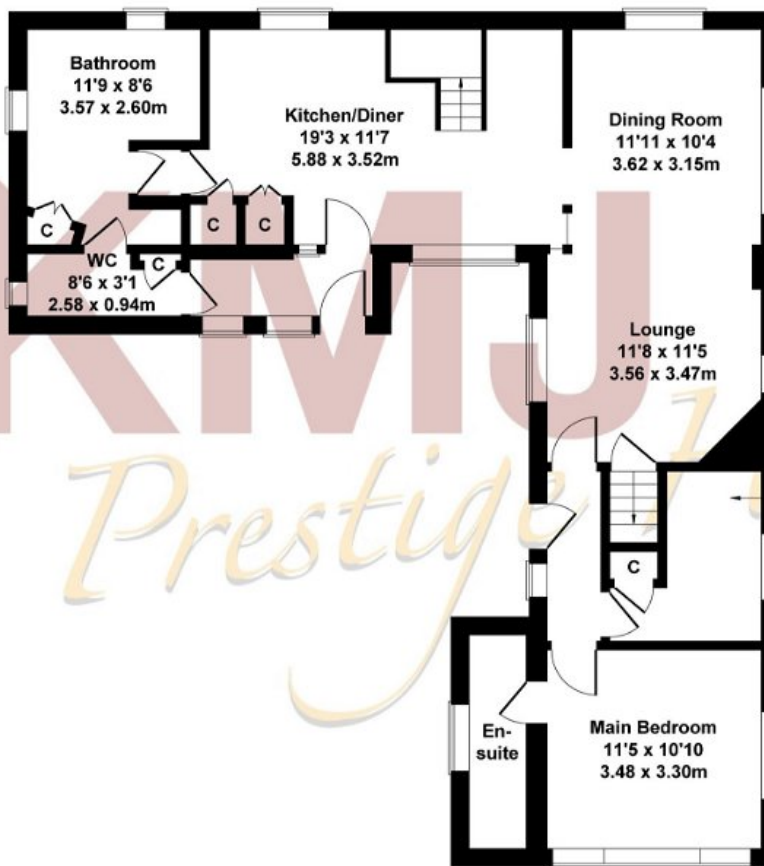
Parrock Lane
Approximate Gross Internal Area
2530 sq ft - 235 sq m



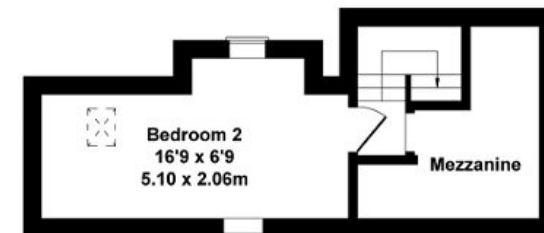
ANNEX



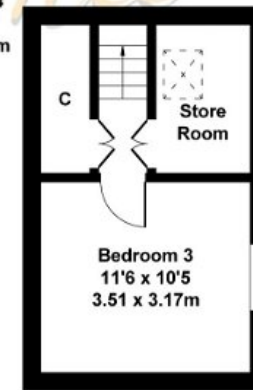
OUT BUILDINGS



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

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