



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

Offers In Region Of £1,250,000

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 **KMJProperty**
Your local independent Estate Agent

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

A rare opportunity to purchase a beautiful, detached , 4 bedroom cottage set within 12-13 acres of grazing/woodland in Upper Hartfield with outbuildings, 5 stables and a tack room.

Wow and Wow again, what a beautiful cottage in an even more beautiful location!

Parts of this detached 4 bedroom Cottage date back to the 1600s and this can be seen by the exposed beams and exposed brickwork shown throughout the property.





There are 2 entrances to the property, one that enters into a porch/boot room and one that opens near the living room.

We'll start at the latter entrance as you enter and turn left, you arrive at the large lounge/ diner in this room you can see all the exposed wall and ceiling beams and a beautiful feature fireplace with exposed brickwork in the corner of the living room.

This large room is double aspect with views over the land. From the dining area you move in the kitchen/diner, with tiled floor and exposed beams, the kitchen is fitted with bespoke solid wood units and space for appliances, there are also open tread turned steps that lead up to a bedroom and mezzanine area.

The kitchen is double aspect and there is a door to the porch/boot room, 2 built in storage cupboards and doors to the bathroom.



Going back to the initial entrance door, if you turn right you will see the single bedroom offering exposed beams and some exposed brickwork.



There's also the double aspect main bedroom with en-suite.

On the first floor above the kitchen/diner accessed via the open tread steps, you will reach a double bedroom, double aspect with views across the land, plus a further rooflight window and eaves storage cupboards. There is also a mezzanine area.

Also on the first floor but accessed via a staircase from the living room, is another double bedroom with some limited head height, a further room that could be used as storage/study/dressing room that has a rooflight window. Plus a further large built in storage area.

Outside there 2 stable blocks which together offer 5 stables and 1 tack room.

There is also a studio/workshop with power and light and a further studio/home office, also with power and light.

The garden area wraps round the property with a paved patio area to the cottage and a further area to the studio/home office, there's a hard landscaped area and lawn areas.

The grounds include grazing land plus woodland and extends to approximately 12-13 acres (not verified) and the property is set down a long driveway, along a quiet country lane between the sought-after villages of Forest Row and Hartfield and bordering Ashdown Forest the 6,500 acre idyllic landscape that inspired the Winnie-the-Pooh stories.





The area has great transport links to local towns such as East Grinstead, Crowborough and Tunbridge Wells.

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.

- * EPC G
- * Council Tax D
- * Detached Cottage
- * 4 Bedrooms
- * Set within 12-13 Acres of grazing/woodland*
- * 5 Stables + Tack Room
- * 2 Further Outbuildings
- * Exposed Beams
- * Full of Character

Acreage not verified.





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GOLD WINNER

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FEDERATION
OF INDEPENDENT
AGENTS

- 📍 Tunbridge Wells
- 📍 Crowborough
- 📍 Forest Row

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