



The Jointure Studios

11 SOUTH STREET | DITCHLING | EAST SUSSEX | BN6 8UQ

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Situation

A substantial and unique property centrally located and steeped in history, exhibiting a wealth of period features throughout and benefiting from private walled gardens and an off-street double carport with workshop

Ditchling, nestled within the South Downs National Park, is a historic village with a selection of local shops, cafes, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London and a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, all within easy reach of the village





The House

Centrally positioned within the village and hidden behind a façade of Virginia creeper and cascading clematis, this imposing property, formerly the studios of renowned artist, printmaker and designer, Sir Frank Brangwyn, takes the form of a stunning house, steeped in history and showcasing a wealth of original period and character features along with pieces from Brangwyn himself. You are greeted by the sizable reception hall, formerly the original studio and the oldest part of the building dating back to 15c. The herringbone solid larch block floor remains and the sympathetic restoration of the hall has created a vast reception space enabling a multitude of uses over the years. A door leads through to an equally sizable yet more informal living room, bursting with light from the large windows where your eyes are drawn to the architecturally designed staircase and focal stone inglenook fireplace bearing Brangwyn's crest. Steps from the sitting room lead up to the bespoke 'Thomas Ash' kitchen with a range of luxury integrated appliances. From the other side of the hall a bright garden room with sizable windows opens out to the rear garden leading through to a useful utility room. The highly flexible accommodation provides 4 bedrooms and 3 bathrooms arranged over the 2 floors and accessed via 2 separate staircases. There is ample storage via 2 large boarded attic spaces. The well kept and private walled gardens extend to the west and comprise specifically designed areas of formal garden softened with quintessential English country garden planting. Manicured lawns extend from the garden room segregating them from the woodland spring garden. Off street parking is in a private courtyard accessed via South Street, with a detached double bay carport and studio/workshop.



History

'Jointure', a legal term for a divorce settlement, refers to that made between Henry VIII and Anne of Cleves when the original medieval hall house and farm was included as part of the lands in Sussex bestowed on her following their divorce. In the 16th century it was rebuilt as a timber framed house, and in Georgian times was 'faced' to the road rather than looking inward to a courtyard and farm, and the barn (now the hall of No.11) turned into a cottage.

The property as you see it today is largely the result of alterations carried out by Sir Frank Brangwyn, arguably Britain best known artist and designer at the turn of the last century, who lived and worked at The Jointure from 1918 until his death in 1956. He considerably altered and enlarged the original Tudor building and throughout the building one can still see his handiwork in the form of carved emblems and monograms and ironwork.

After his death in 1956, Crosby Cook, his friend and fellow artist, took over the Jointure and used the studio for creating inn signs, whilst his wife was a portrait painter. Shirley Crowther purchased The Jointure Studios in 1999 when it was split from The Jointure house (no.15), and restored the Grade II building, making a unique home and exhibition space from the vast workshops and light filled spaces. The conversion won a Sussex Heritage Trust Award in 2002.



Kitchen

- » Bespoke handmade 'Thomas Ash' kitchen
- » Shaker style wall and base units
- » Mixture of oak and granite worksurfaces
- » Inset 'Neff' induction hob with stainless steel extractor fan over
- » 2 x fitted 'Neff' electric ovens
- » Integrated 'Blomberg' dishwasher
- » Space for fridge freezer
- » Twin stainless steel sinks with designated filtered water tap



Bathrooms

Ground Floor Shower Room

- » Tiled corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

‘Jack & Jill’ Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated towel rail
- » Stripped floorboards



Specification

- » Wall mounted gas fired boiler located in the utility room
- » Bespoke 'Thomas Ash' kitchen
- » Useful utility room
- » Architecturally designed staircase
- » Galleried landing overlooking the reception hall
- » Underfloor heating in the 'living room'
- » Original period and character features throughout
- » Flexible accommodation with potential self-contained integral apartment
- » Beautiful landscaped gardens extending to the south and west
- » Glorious views of the South Downs
- » Double bay carport with studio/workshop benefiting from light, power and water supply including fully boarded and lit loft



Gardens

The rear walled gardens are west facing and private with formal lawns extending from the rear of the property surrounded by original stone pathways and bordered by well stocked flowerbeds. An established wisteria climbs the rear walls and an old apple tree sits proudly within the top lawn. It should be noted that there are glorious views of the South Downs from the gardens. Through an opening in the mature grand hedge lies a woodland spring garden, with mature trees, including an oak believed to be over 400 years old, and various well stocked shrub beds surrounded by meandering paths leading to the far end of the garden. In addition to two small garden sheds, a sizable timber garden shed with light and power along with vegetable beds and various compost areas can be found here with a further paved courtyard hidden behind the hedge. Off street parking is provided by a detached double carport with a studio/workshop accessed via South Street and pedestrian right of way across the rear of number 15.







Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 miles

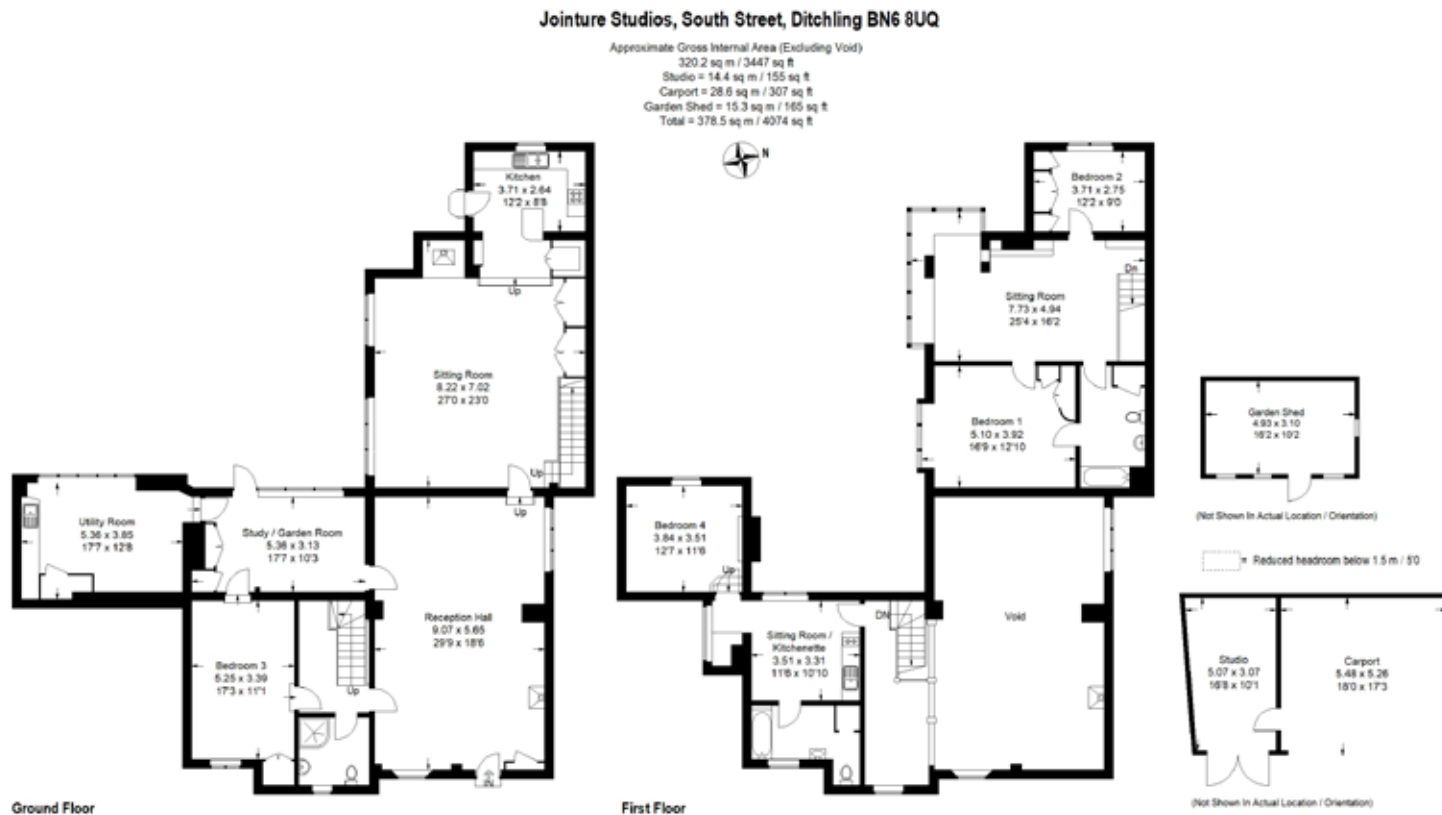


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