



Hastings Road, Battle, TN33

Guide Price £1,500,000

 4  3  2398 sq ft





16th-century Grade II listed property, formerly a pub, offers historical charm and development potential. Set on 11 acres in Battle, East Sussex, with mature gardens, equestrian facilities, bridal path access to Battle Great Woods, and approved plots for residential or investment use



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Key Features

- Set on 11 acres of land with mature gardens and scenic views
- Main house features four double bedrooms, including a large ensuite master
- Spacious kitchen with an oil-fired AGA, modern appliances, and period beams
- Living room with inglenook fireplace and Norwegian JOTUL wood-burning stove
- Detached barn with planning permission for residential conversion
- Stable block with planning for a two-bedroom holiday let
- Prime location near Battle High Street, with transport links to London via A21 and nearby stations
- Bridal path access to Battle Great Woods
- Newly upgraded patio area with gazebo, offering stunning countryside views
- Ground floor shower room with oak worktop and modern fittings





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Overview: This 16th-century Grade II listed residence, formerly a pub, combines historical character with substantial development opportunity. Located on Hastings Road in Battle, East Sussex, the property extends over 11 acres, featuring mature gardens and additional development plots.

Main House:

Kitchen & Dining Area: Tiled floor throughout. Equipped with an oil-fired AGA with a feature brick surround, the kitchen features white cupboards and drawers, oak worktops, part-tiled walls, and modern appliances including an in-built Bosch oven and microwave and induction hob. Period beams. Butlers sink over looking rear courtyard. Plumbing for a dishwasher is installed, enhancing functionality. Stable doors open to the courtyard and stable doors to the driveway.

Dining area with window and feature beams.

Utility Room: Space for a washing machine, fridge, and freezer with ample worktops. Radiator.

Living Room: Is a great size and houses an inglenook fireplace with a Norwegian JOTUL wood-burning stove, exposed wooden beams, and double aspect windows.

Second Reception Room/Office: With a Norwegian JOTUL log burner and feature beams. Offers flexible space for a home office or additional reception area. Which then leads to a snug with stable doors onto the courtyard.

Bathroom: Convenient ground floor shower room with oak worktop and ceramic sink. W/C, window and radiator.

Cellar: Accessible via stairs for additional living space or storage.

Bedrooms: The main bedroom boasts an ensuite shower room and maintains period features with beams and a feature brick fireplace. The en-suite is a spacious, with walk in shower, and rolltop bath. W/C and bidet. Window and radiator.

Bedroom 2 is a good size double with double aspect windows and period features.

Bedroom 3 is a good size double with views

Bedroom 4 is a great size double bedroom with vaulted ceiling, period features and views.

The bathroom of the landing is partly tiled with corner bath and storage cupboard. Sink and W/C.

External Features:

Incredible views from the stable block (where current planning has been granted for the holiday let) the views continue down the acreage. With the land also running behind the Black Horse Pub.

The main house has a stunning patio recently done with a Gazebo and offers stunning views. There is a further good size secluded garden beyond this.



Detached Barn and Stable Block: A detached barn with approved planning permission for conversion into a one-story residential dwelling, potentially modifiable to two dwellings. Additionally, a separate stable block within a 1.5-acre paddock has planning permission for a two-bedroom holiday let, with potential conversion to another residential property.

Outbuildings: Include stables and multiple buildings approved for conversion to a guest house with 2000 sqft of internal floor space.

Equestrian Facilities: The estate includes two 1.5 acre fenced paddocks and a large approximately 11-acre field, ideal for equestrian use. Existing stable block with







Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

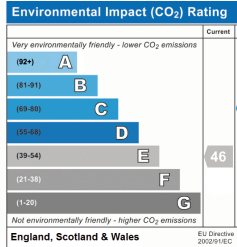
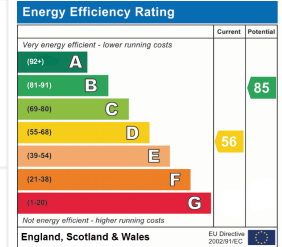


Approximate total area⁽¹⁾
3998.36 ft²
371.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Tenure Type: Freehold
Council Tax Band:
Council Authority:

