



School Farm Top Road, Hooe

£650,000 Freehold

Set in a peaceful rural spot this charming period home in need of full renovation offers character-rich interiors, flexible outbuildings (2 1/2 acre paddock by negotiation) — all wrapped in mature gardens and accessed via a long private drive.



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Arriving along a long, tree-lined driveway, this wonderfully characterful home in need of modernisation has been in the same family for over 20 years reveals itself slowly – set behind a mature front garden with lawns, established shrubs and ample parking. Inside, original features like exposed beams, sloping floors, wooden doors with black iron fittings and a series of working fireplaces add immediate warmth and depth. The main kitchen and dining space offers rustic charm with solid wood cabinetry, wood-effect surfaces, and room for everyday meals. From here, you'll flow into a choice of living areas, each with its own personality – one with a log burner, another with views over the garden, and a further reception with exposed brick fireplace and access to the greenhouse.

Upstairs, the four double bedrooms feature rich period detailing, from built-in cupboards to exposed beams and feature fireplaces. A good-sized bathroom includes both a walk-in shower and a separate bath, with wood-effect finishes and garden views. A wide landing, airing cupboard and staircase all contribute to the home's gently aged elegance.

Beyond the main house, the scope continues: a cellar offers powered storage, while the detached Old Saddlery – with its vaulted ceiling, velux windows, and separate WC – is ready to be reimagined as a studio, office or guest annexe (STPP). To the rear, the garden rolls into open fields and includes a brick path, patio, lawn and well-established natural planting. A gate leads to the paddock, while the rear also houses a granary with storage above and the remains of the old pigsty. With its inviting feel, versatile spaces and breathtaking views, this is a rare opportunity to own a home that blends rural peace with real potential.

Approximately 2 1/2 acre (tbv) paddock by negotiation

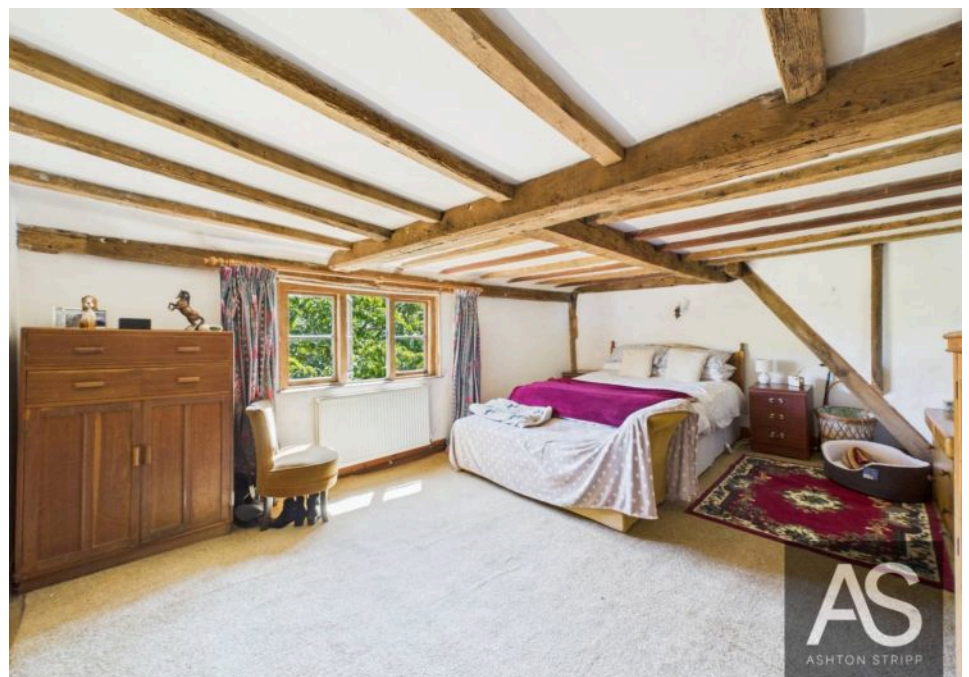
Council Tax Band G

Cess Pit

Grade 2 listed



- Long, drive leading to mature, wraparound gardens
- Four double bedrooms with original beams and period fireplaces
- Three distinct reception spaces, including a log burner and garden views
- Traditional kitchen with solid wood cabinetry and space to dine
- Detached Old Saddlery with vaulted ceiling, WC and conversion potential (STPP)
- Rear garden with brick path, patio, lawns and open field views
- Grade II listed – offering a canvas for sensitive and rewarding restoration
- Just a short drive to local village amenities, walks, and country pubs
- Brick fireplace with original hearth and exposed brickwork



			
Floor -1 Building 1	Floor 0 Building 1	<p>Approximate total area⁽¹⁾</p> <p>2571 ft² 238.7 m²</p> <p>Reduced headroom</p> <p>117 ft² 10.9 m²</p>	
			
Floor 1 Building 1	Floor 2 Building 1		
			
Floor 0 Building 2			
<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>			