



# Colwood Lane, Haywards Heath

£2,250,000





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This exceptional property is not only a beautiful home but also a versatile investment opportunity, making it ideal for multigenerational families or those seeking a peaceful rural lifestyle with easy access to nearby towns and cities. Playdells Farm truly embodies the charm and character of country living, combined with modern conveniences.

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Playdells Farm is a stunning Grade-II Listed farmhouse that dates back to the 16th century. This remarkable property spans approximately 5,600 square feet and is set within an expansive 5.8 acres of picturesque countryside, offering a tranquil retreat while remaining conveniently connected to major transport links.

As you approach the property via a long private drive, you are greeted by a charming façade that showcases the farmhouse's historic character, complete with exposed timber beams, traditional brickwork, and grand fireplaces. The main house boasts five spacious reception rooms, including a drawing room, dining room, and a delightful orangery with a glass roof that invites natural light. The impressive 30ft games room/bar/family room is perfect for family gatherings and entertaining guests. The large kitchen/breakfast room features a vaulted ceiling, bespoke cabinetry, and an Aga, making it a delightful space for culinary enthusiasts.

The accommodation is thoughtfully arranged over three floors. The ground floor includes a double en suite bedroom and a versatile studio that can serve as additional living space, bedroom or gym. On the first floor, you will find two further double en suite bedrooms, including a luxurious main suite with a dressing room. The second floor offers two additional double bedrooms and a shower room, ensuring ample space for family and guests.

In addition to the main house, Playdells Farm features self-contained annexes, including The Granary, a two-bedroom, two-bathroom property with a sitting room and kitchen, ideal for holiday letting or accommodating extended family. The Cottage and Workshop Annex both provide a one-bedroom dwelling with open-plan living, perfect for guests as a source of supplementary income.



# Need to know

- For further information, please contact  
Thomas Cullum Cing/M: 07789  
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- 16th-century Grade-II Listed farmhouse
- 5,600 sq ft main house
- 5.8 acres of rolling gardens
- Five reception rooms for entertaining
- Large kitchen with Aga and vaulted ceiling
- Three self-contained annexes
- Triple garage and barn for storage
- All-weather tennis court on grounds
- Secluded yet well-connected location



## Interested?

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Colwood Lane, Warming  
Total Area: 688.1 m<sup>2</sup> / 7,515 ft<sup>2</sup> (excluding boiler room)  
FOR SALE WITH THE ANNEXES ONLY  
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