



Tanyards
Framfield Road | Buxted | Uckfield | TN22 4PP

FINE & COUNTRY

TANYARDS

Tanyards has been the cherished home of an artist and a collector for more than 30 years. A distinctive Grade II listed 18th-century country house in East Sussex, it offers complete privacy in a rural setting while still maintaining fast access to London. During their time at Tanyards, the current owners have used their artistic skills to create a tranquil and creative environment for family life. The property combines striking period features with all modern conveniences. Many rooms have original exposed beams, imposing inglenook fireplaces, and luminous stained glass panels. The charm and character of the property continue externally, where the 18th-century façade offers high chimneys, multi-pane bay and sash windows, together with more contemporary aspects.







Step inside

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The property is approached via a quiet, leafy country lane, just beyond the small village of Buxted. A wide gravel drive leads up to the York stone entrance, flanked by antique lead cherubs perched upon stone pillars. The gentle arch of the porch is covered with a meandering pink clematis in springtime. The front door leads to a welcoming reception hall with original flagstone floor, a cloakroom, and double doors opening up to a comfortable and intimate living space. The focal point of this room is a large walk-in inglenook fireplace which dominates one wall. The original alcove seating provides a cosy retreat on cold evenings. Direct door access leads to the rustic yet well-proportioned dining room. Originally used as a kitchen (as evidenced by the butler's bell board, now removed), the room still has the inset chimney where a new Aga now sits, radiating warmth and comfort around the house. A staircase leads up to the master bedroom. There are large built-in cupboards and Fired Earth tiling, together with floor uplighting. Bi-fold doors lead out into the garden. Here you will find a welcoming seating area surrounding a gas-fed fire pit. A pergola covered with grape vines provides shade in summer and a beautiful canopy of fiery red leaves in autumn. The nearby Catalpa tree, with its huge lime-green handkerchief-type leaves, casts a soft green light over everything in early summer. The dining room leads into a hand-built wooden kitchen with slate flooring, granite worktops, and a striking oak support beam. A Miele induction hob and oven, together with other high end appliances, are perfectly placed in a golden triangle to maximise workflow and efficiency.

Below ground and leading off from the entrance hall is the storied wine cellar—a time-worn and dimly lit space which retains the perfect temperature for wine storage. Beyond the entrance hall, a spacious dual-aspect office/snug provides a tranquil area to work from home. The generous bay window frames a picturesque view of the trees and the lake. The adjacent drawing room, with its high ceilings and large windows, is currently given over to an artist's studio. It is flooded with soft north light, which gently illuminates the space throughout the day. The modern Morsø multi-fuel burner keeps the room warm in winter. It sits alongside a purpose-built library with wooden panelling, shelves, and ceiling roses.

The main Georgian staircase leads from the library to the first floor. At the south end of the property, a converted outhouse is now a stunning family room. It offers a high, vaulted, beamed ceiling, an elevated brick chimney breast with a log burner, and antique French stained glass bi-fold doors leading to a contemporary L-shaped conservatory. Designed to be used all year round, this space features a sweeping single-pane glass roof and floor-to-ceiling glass bi-fold doors. The room opens out onto the York stone terrace and, with all the doors thrown open, it seamlessly connects the interior to the garden. On the first floor, there are five double bedrooms, all with delightful views across the property and beyond. The principal bedroom is a calm and cosy oasis with a beamed ceiling and a Victorian fireplace. The master bedroom has an en-suite shower room leading to a large bespoke dressing room (historically the sixth bedroom). It faces southwest with views over the surrounding countryside. Alongside sits an elegant family bathroom with Fired Earth terracotta floor tiles, a Chadder and Co. clawfoot bath, and an original Victorian toilet. Stained glass shutters on the windows offer privacy when needed.

All the bedrooms have their own individual character; one has a vaulted ceiling, cross beams, and a bay window, another is dual aspect with exposed beams, and one is currently in use as a well-equipped gym. Another flight of stairs leads up to a large attic area—an additional office space, ideal if you want to work undisturbed by other activities in the house.



Seller Insight

“ We have felt privileged to live in this timeless country house for the past 30 years. There must be something special about it because the previous owners also remained here for many decades. We will be sad to leave, but we have reached the time in our lives when we need to downsize a little. It is a home that is crying out to be enjoyed by a family who can fully appreciate all it has to offer.

During our time here, we have engaged in a sensitive renovation and refurbishment. Everything from the ground up has been replaced, rewired, and revamped. A Ubiquiti Unifi installation has extended the WiFi throughout the property and outbuildings, and Cat 6 wiring provides music throughout the house for the Bang & Olufsen system. We also have CCTV to provide additional security. We will certainly miss the privacy, the peace and quiet, the security, and the friendly community. Although we are surrounded by lush green countryside, we are not isolated.

Buxted Station is a five-minute walk, and we can be at London Bridge in just over an hour. Buxted is a vibrant village that includes two pubs/restaurants, a convenience store, farm shop, a good primary school, a medical centre, and a village hall with a variety of activities, as well as sports clubs and accessible golf clubs.

The nearby 200-acre Buxted Park has many walking trails and is home to the famous Buxted Park Hotel—historically the 18th-century country seat of Lord Liverpool. Badly damaged by fire in 1940, it subsequently ‘rose again from the ashes’ and is now a beautifully imposing country house hotel with all the facilities one might expect. Six minutes away is a brand new Marks and Spencer food hall with ample parking, while Uckfield town offers Waitrose and Tesco, a delightful Art Deco cinema, a leisure centre with a swimming pool, and a variety of independent shops, hairdressers, and restaurants.

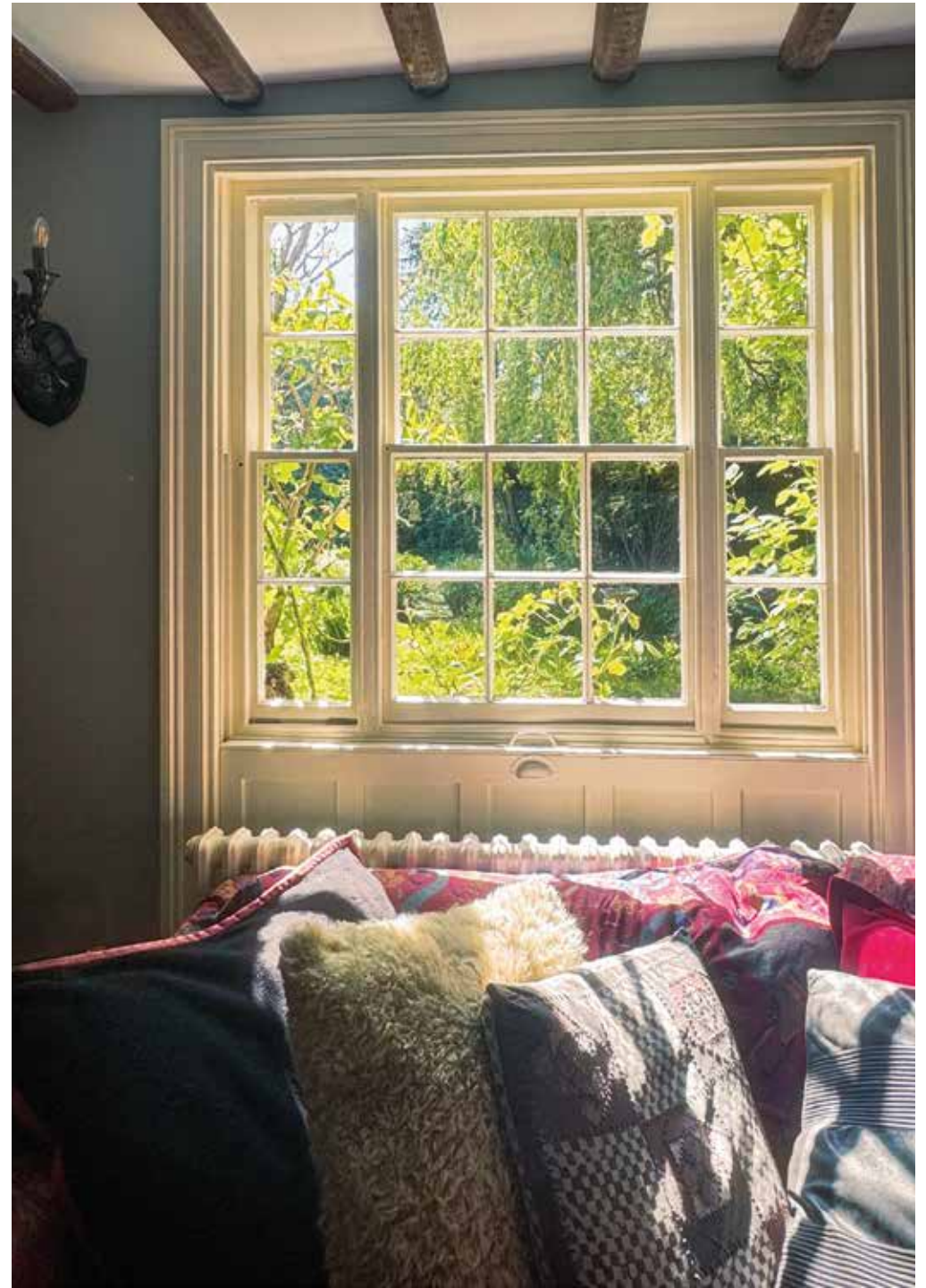
There are several veterinary centres close by and a cottage hospital on the edge of town. Uckfield College is a fine and well-respected secondary school, and there are a number of excellent private schools within a 15-mile radius, including the highly regarded Cumnor House School. The captivating market town of Lewes is 11 miles away — a postcard-pretty town full of history and tradition. Further cultural enrichment can be found at nearby Glyndebourne, which hosts an annual opera festival every summer with world-class performances in a unique country house setting.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

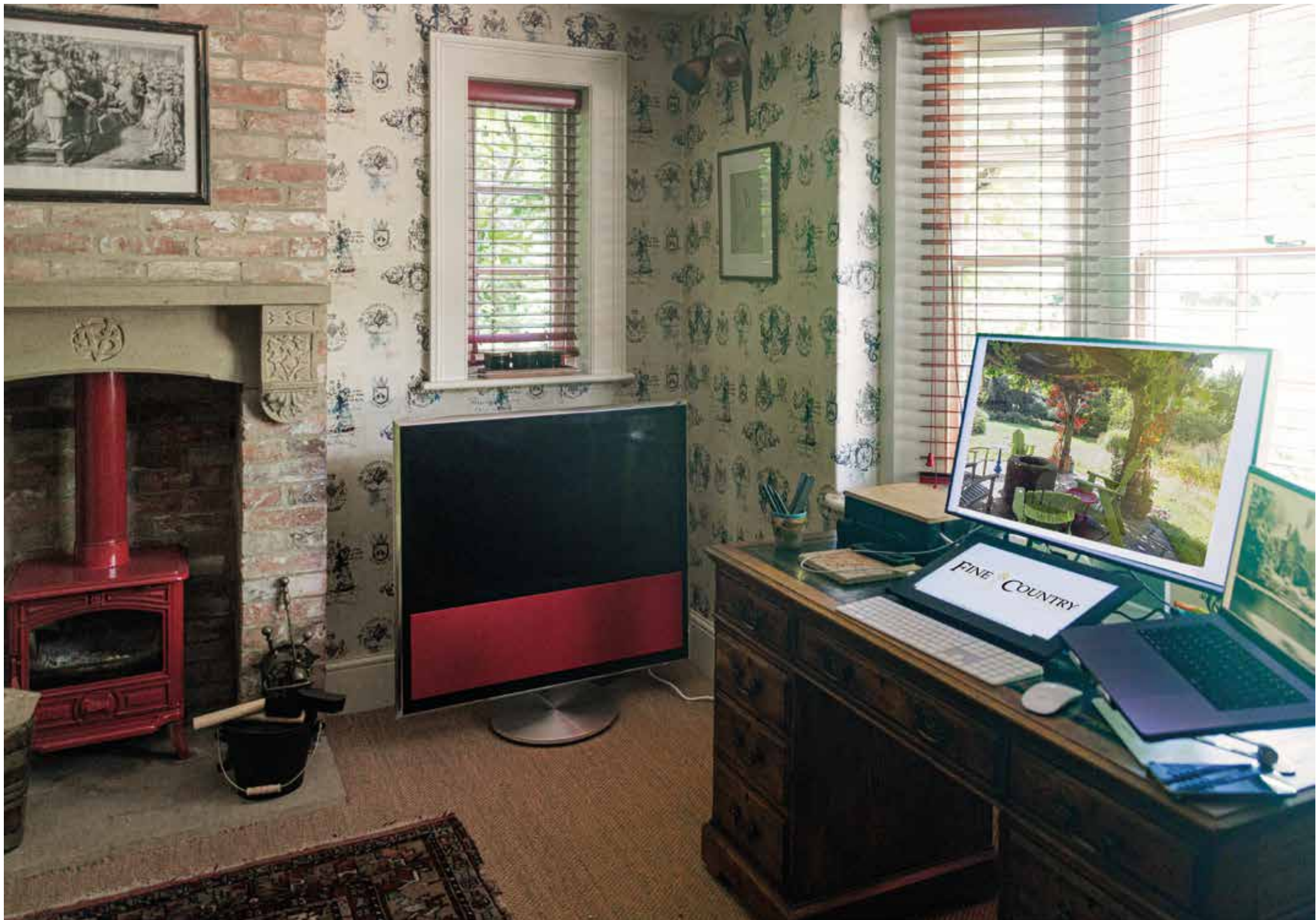




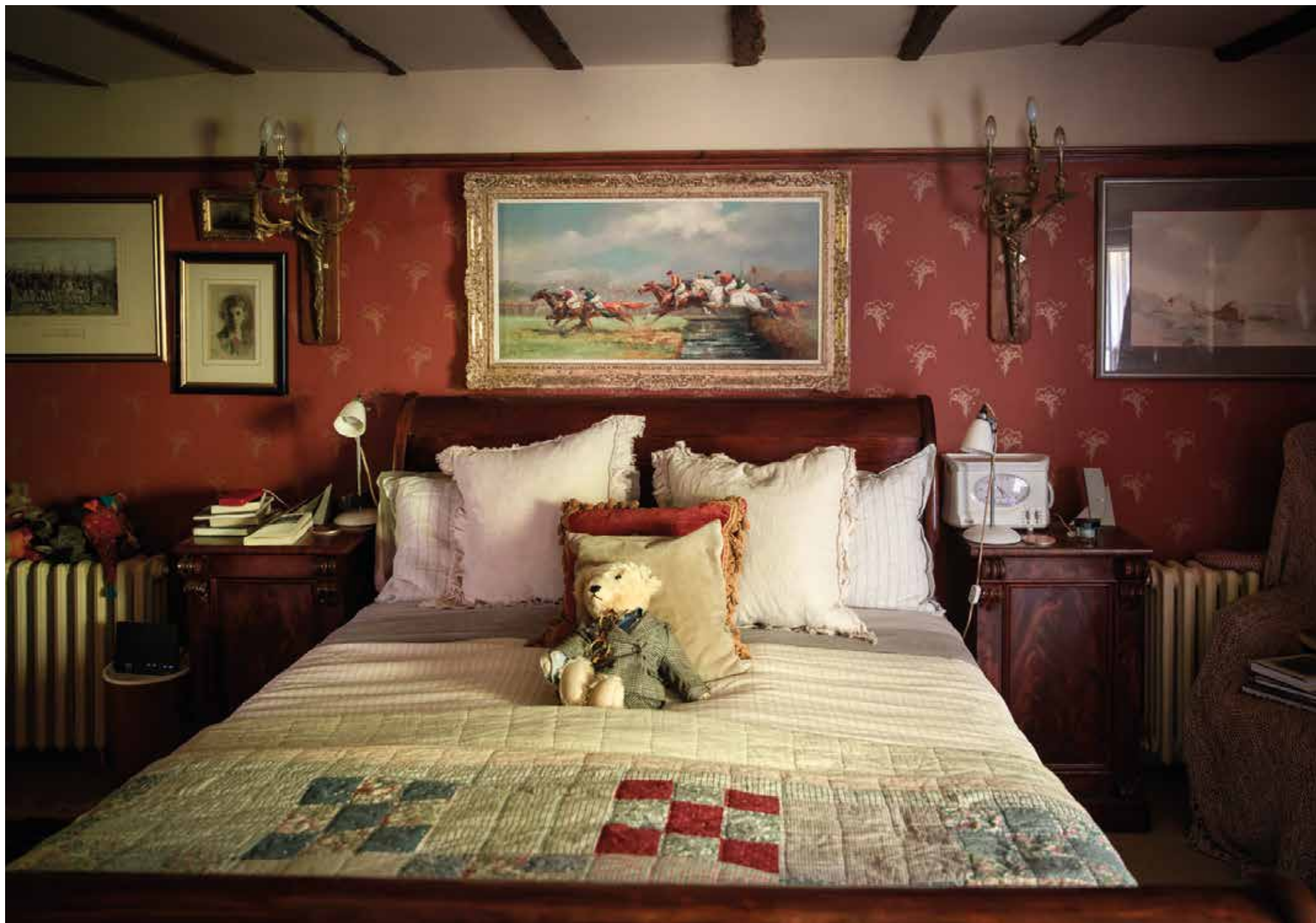












You may be forgiven for assuming that the tour ends here, but there is more to discover. Beyond the main house, an old barn has thoughtfully converted into a striking games room/party barn. This magnificent space features vaulted, beamed ceilings, partial panelling, and careful repurposing by the current owners. Presently accommodating a full-sized snooker table and an antique French bar, this versatile room offers exceptional potential for a variety of different uses. The house is surrounded by the rolling Sussex countryside on the edge of the High Weald Area of Outstanding Natural Beauty.





Step outside

Tanyards

Steeped in history, it sits within an enchanted garden, partly laid out by Italian prisoners of war nearly a hundred years ago. The original tanning beds from when Tanyards was literally a tanning yard were discovered under the lake several years ago. Now it is a somewhat less industrious pace and home to a selection of ducks, moorhens, and wild carp. The shady tranquility of the lake leads across a rustic bridge to the old wishing well, where many mature shrubs and trees offer complete privacy.

The travertine-tiled swimming pool is presided over by a mature and stately olive tree and has the gentle sound of trickling water from an antique Italian fountain nearby. A small chalet building behind the swimming pool houses an infrared sauna, steam room, and shower. An archway leads from the pool area to a mature orchard with plums, apples, pears, quince, cherries, figs, and soft fruit. At the edge of the orchard sits a large period-style greenhouse, the original cold frames, and a walled kitchen garden with raised beds.

An adjacent 'man cave' offers plenty of room store garden tractors, bikes, and tools. The orchard area is neatly contained by a richly patinated wall carpet this area in spring, and a meandering path leads-as if by accident-to 'Poet's Corner'. The cool and dappled shade from the trees is a welcome retreat on a hot day, and the gentle sound from the period water fountain is immediately restful. Adjoining the property across the private lane is a paddock offering space for horses or other livestock. A timber barn provides further storage. Planning permission for the timber building is a possibility, which could further extend the flexibility of the accommodation.





Travel Information

Buxted Station	0.4 miles
Uckfield	3.2 miles
Tunbridge Wells	13.7 miles
Brighton	20.2 miles
Dover Docks	66.8 miles
Channel Tunnel	54.6 miles
Gatwick Airport	25.1 miles
Charing Cross	47.1 miles

By Train from Buxted	
London Bridge	67 mins
Charing Cross	1hr 34 mins
Cannon Street	1hr 31 mins

Leisure Clubs & Facilities

Buxted Bowls Club	01825 762783
Bridge Club	01825 732285
Buxted Horticultural Society	01825 732989
Buxted Football Club	01825 732431
The Piltdown Golf Club	01825 722033
East Sussex Golf Resort and Spa	01825 880088

Healthcare

Buxted Medical Centre	01825 732333
Uckfield Hospital	01825 769999

Education

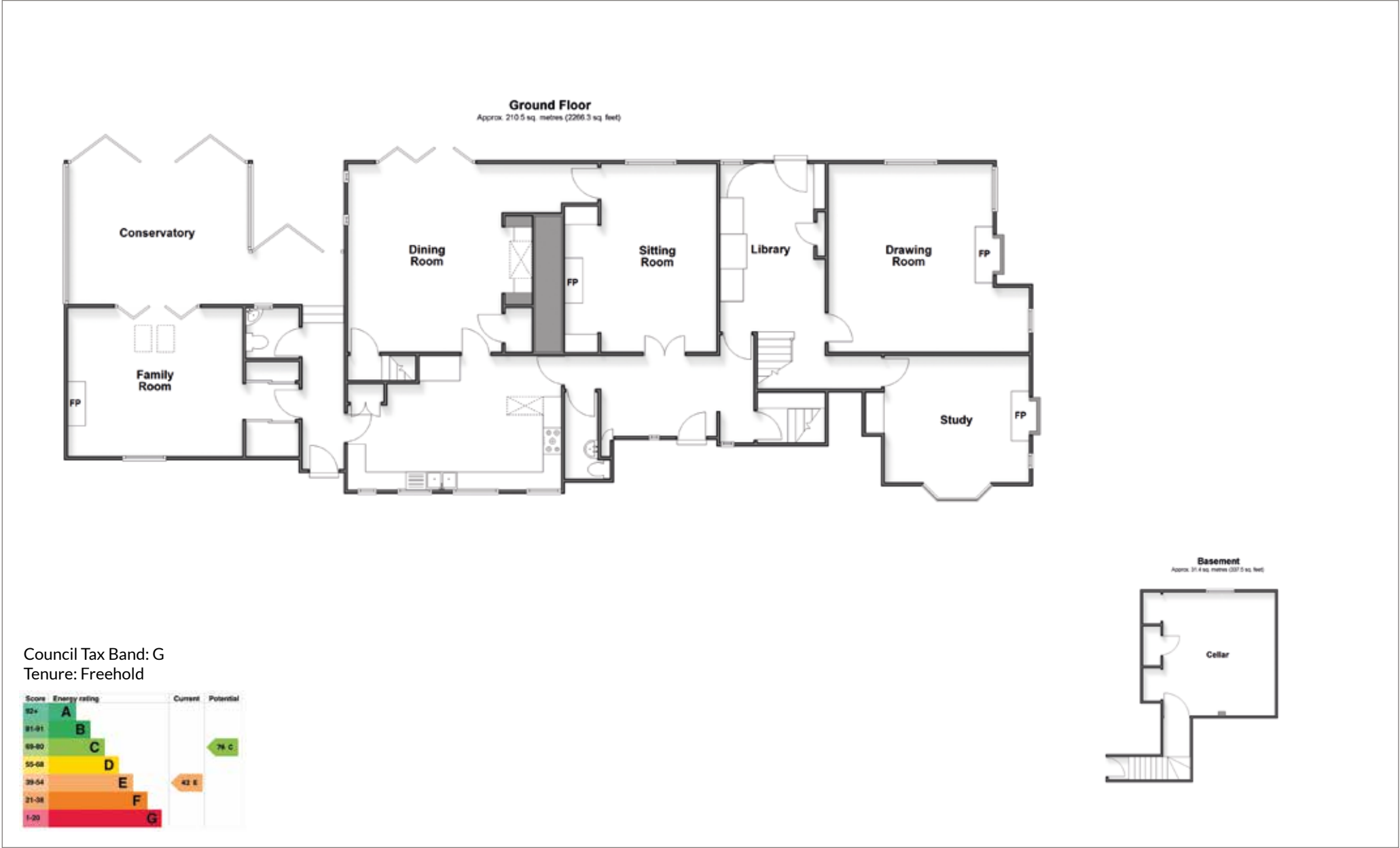
Primary Schools	
Buxted Primary School	01825 733185
Annan School (independent)	01825 841410
Secondary Schools	
Uckfield College	01825 764844
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000

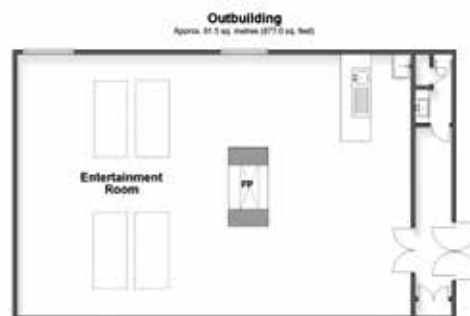
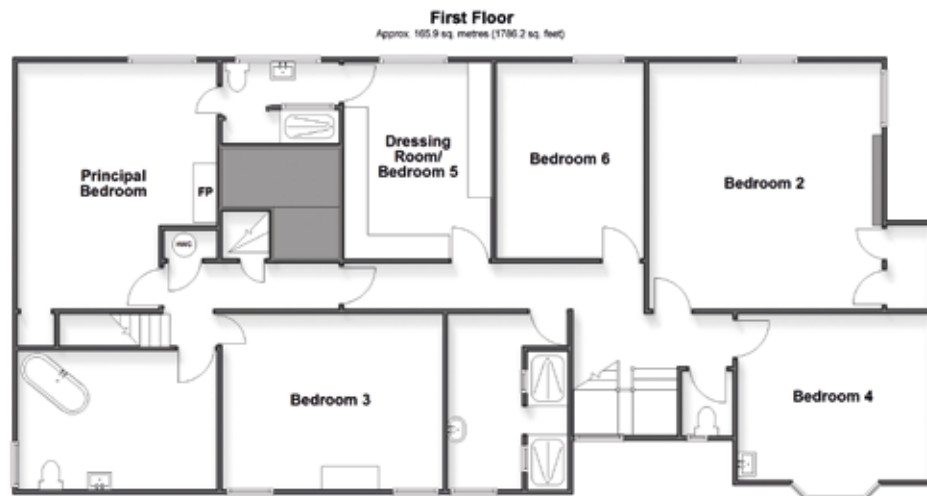
Entertainment

Buxted Park Hotel	01825 733333
The Buxted Inn	01825 733510
The White Hart	01825 732068
Oast Farm Shop	01825 73352

Local Attractions / Landmarks

Buxted Park
Bluebell Railway
Lewes Castle
Glyndebourne





Ground Floor

Porch	
Entrance Hall	
Family Room	15'9 x 14'4
Conservatory	25'1(Max) x 12'5
Kitchen	19'2 x 11'10
Dining Room	17'2 x 17'
Drawing Room	17'2 x 14'4
Cloakroom 1	
Cloakroom 2	
Library	20'7 x 9'6
Study	16'8 x 15'11
Sitting Room	13'7 x 13'5
Basement Cellar	18'6 x 16'5

First Floor Landing

Principle Bedroom	17'6 x 14'3
Shower Room	
Dressing Room/Bedroom 5	13'3 x 10'3
Bedroom 2	16'10 x 16'8
Bedroom 3	13'7 x 13'5
Bedroom 4	13'3 x 10'2
Bedroom 6	15'1 x 12'4
Bathroom	
Shower Room	
Cloakroom	

Second Floor Landing

Bedroom 7/Study	13'9 x 12'4 (Max)
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OUTSIDE

Garage	18'1 x 11'9
Workshop	17'7 x 13'6
Greenhouse	14'11 x 7
Entertainment Room	34'8 x 22'10
Sauna/Steam Room	15'7 x 11'9



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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