



Warren Farm House Warren Lane, North Chailey BN8 4HW

Guide Price £1,100,000



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Warren Farm House

A beautiful GRADE II LISTED PERIOD FARMHOUSE set on a lovely 1.5 ACRE PLOT with paddock and 4 FURTHER BARNs/OUTBUILDINGS WITH CONVERSION POTENTIAL (subject to the necessary consents) AVAILABLE BY SEPARATE NEGOTIATION.

The highly versatile accommodation includes a dining hall, a sitting room, a study, a bar, a downstairs cloakroom & a garden room. On the first floor are four bedrooms, one with an en suite shower room/wc & a further bathroom.

The property boasts a wealth of PERIOD FEATURES including exposed timbers, feature fireplaces, woodburner, parquet & brick flooring. The central heating is oil fired & there is private drainage.

The superb grounds include a long driveway, parking area double garage & workshop. The gardens wrap around the property with extensive lawns, apple trees, greenhouse, vegetable garden, enclosed ornamental garden with fountain, mature shrubs & trees and a grass paddock.

The 4 further barns/outbuildings are located on the other side of the lane and have great potential to convert subject to the necessary consents and are available by separate negotiation.



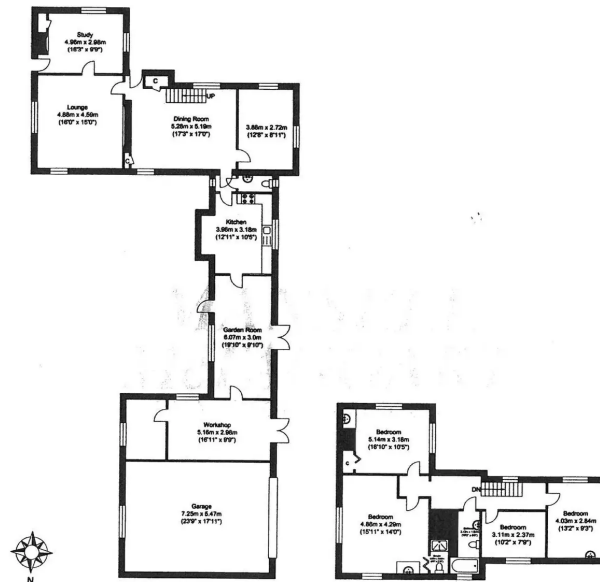


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The property is located in a delightful rural location down a lane off the A275 a few hundred yards north of the village of North Chailey with its garage/ convenience store and within about 2 miles of Newick, also providing good local facilities together with an outstanding primary school. A further primary school is located at Chailey Green and a secondary school at South Chailey as well as Cumnor House at Danehill. The lovely Sheffield Park Gardens being the beauty spot of the area owned by the National Trust, is within a short drive as is the well documented Bluebell Railway. This popular location enjoys some of the county's finest countryside nearby, including the Ashdown Forest & Chailey Common nature reserve, yet is situated within easy driving distance of the towns of East Grinstead, Uckfield, Lewes and Haywards Heath, the latter offering a fast and frequent train service to London (Victoria/London Bridge approx. 45 minutes) and the coast.



- GRADE II LISTED PERIOD FARMHOUSE SET ON LOVELY 1.5 ACRE PLOT
- 4 FURTHER BARN/OUTBUILDINGS WITH CONVERSION POTENTIAL AVAILABLE BY SEPARATE NEGOTIATION
- LOUNGE, DINING ROOM, STUDY, GARDEN ROOM, KITCHEN, CLOAKROOM/WC & BAR
- FOUR BEDROOMS, BATHROOM & EN SUITE SHOWER ROOM
- LONG DRIVEWAY, DOUBLE GARAGE, GREENHOUSE & WORKSHOP
- BEAUTIFUL LAWNED GARDENS, FRUIT TREES, VEGETABLE GARDEN, ORNAMENTAL GARDEN & Paddock
- FREEHOLD EPC D COUNCIL TAX BAND G LEWES



Ground Floor
Approximate Floor Area
1760.76 sq ft
(163.58 sq m)

First Floor
Approximate Floor Area
754.86 sq ft
(70.14 sq m)

Approximate Gross Internal Area (Including Garage / Workshop) = 233.72 sq m / 2515.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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