

SUMMARY

Tucked away on a peaceful country lane just a 15-minute stroll from the picturesque village of Waldron, Holms Farmhouse is a beautifully presented 19th-century home full of character and warmth. This unique four-bedroom property offers a rare opportunity to enjoy refined rural living, surrounded by unspoilt countryside and expansive views across private gardens, woodland, and farmland beyond.

Inside, the farmhouse is tastefully furnished throughout, blending traditional features with thoughtful modern touches. There are four generously sized double bedrooms—three upstairs with far-reaching views, and a fourth on the ground floor with nearby bathroom and French doors opening directly onto the patio and lawn.

The home offers flexible living space including two elegant sitting rooms, each with its own open fireplace, as well as a central hallway warmed by a charming wood-burning stove. At the heart of the house is a superb conservatory dining room, filled with natural light and opening onto a private, partly-walled south-facing garden.

The modern farmhouse kitchen and breakfast room is wellequipped for everyday living and entertaining, with a separate laundry room for added convenience.

A shared driveway, maintained by the landlord, provides







access to the property, ensuring ease and privacy without compromise. The large beautiful gardens are maintained by a gardener which is included in the rental price.

The Annex is not included in the rental, and will be used by the landlords at various times during the year.

Please note, the floorplan shows Six bedrooms on the first floor. Two of the bedrooms will be locked, as the landlord uses these for storage, however this is open to negotiation if an extra bedroom was needed.

Annual Household Income Required: £114.000



Living Room 14'0" x 14'0"

Kitchen 17'2" × 11'3"

Utility Room 16'6" x 6'1"

Bathroom 11'11" x 5'11"

WC

Study 13'11" x 10'3"

Bedroom 1 14'2" x 13'11"

Bedroom 2 14'0" x 11'11"

Bedroom 3 14'10" x 11'1"

Bedroom 4 14'0" x 10'2"

Bedroom 5 13'11" x 9'9"

Bedroom 6 14'11" x 13'10"

Bathroom 11'8" x 8'5"

Conservatory 23'11" x 14'2"

Balcony

Council Tax Band G - £4,347.40 Per annum



































INFORMATION

Tenure

Local Authority

Wealden

Council Tax Band

G

Opening Hours

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

Viewings

Please contact us on 01825 729673 if you wish to arrange a viewing appointment for this property or require further information.

Area Map

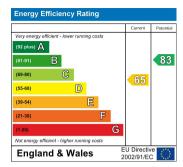


Floorplan

GROUND FLOOR 1ST FLOOR BALCONY CONSERVATORY 23'11" x 14'2" 7.29m x 4.32m BEDROOM 1 14'2" x 14'0" 4.32m x 4.26m WARDROBE BEDROOM 3 14'11" x 11'2" 4.54m x 3.40m BEDROOM 4 14'0" x 10'2" 4.27m x 3.11m LIVING ROOM BEDROOM 5 14'0" x 9'9" 4.26m x 2.98m 14'1" x 14'1" 4.29m x 4.28m HALLWAY BEDROOM 2 14'1" x 12'0" 4.28m x 3.65m BEDROOM 6 15'0" x 13'11" 4.57m x 4.23m STUDY 13'11" x 10'3" 4.25m x 3.13m HALLWAY 15'6" x 6'2" 5.03m x 1.87m KITCHEN 17'2" × 11'4" 5.24m x 3.45m Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements whits every attempt has been inact to ensure an eacturacy of the notopiant contained here, intessurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or sold of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

as to their operability or efficiency can be given. Made with Metropix ©2025

Energy Efficiency Graph



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