

PHILLIPS & STUBBS



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COUNTRY



The unlisted residence known today as ‘[Stonelynk Hall](#)’ once formed part of the mediaeval farm complex of ‘Stonelynk Manor’ as it existed prior to 1066. The manor was gifted by William the Conqueror to the Countess of Eu, Normandy, France (her husband being the first Constable of Hastings) ‘[Stonelynk Hall](#)’ was originally the manor’s barn, reputedly constructed in 1340 of local Carstone with part oak frame upper elevations, externally clad in clay tiles, creating a 34ft magnificent triple aspect vaulted hall, complete with a giant inglenook fireplace and minstrel gallery. The Hall was extensively remodelled in the 1920’s, which saw the addition of a fine sequence of distinctive metal frame, leadlight windows, as a refined complement to the robust stone and oak agricultural structures. The Hall also incorporates an adjacent single storey detached barn within its grounds, thought to be a converted grain store, and similarly constructed of Carstone with herringbone brick infill, vaulted ceilings, exposed oak beams skylights and leadlight windows. It was granted consent as a residential annexe to the main dwelling in the 1970’s.

Approached via gated gravel driveway and set back within mature gardens with distant sea views over the English Channel within the High Weald Area of Natural Beauty on the periphery of the coastal village of Fairlight, close to Hastings Country Park with its sandstone cliffs, glens and Firehills and is a short walk into the village and its nearest pub, a hairdresser, a church and community centre, where local GP services may be accessed. A Farm Shop is 0.4 miles away for local produce. Vibrant Hastings Old Town is 3.8 miles west with its restaurants, bars, street festivals, lively music and art scene alongside the beach, boats, fish stalls and iconic net huts of Rock a Nore. Hastings Station is 4.6 miles away with direct trains to Brighton, Eastbourne, Gatwick Airport and London terminals. The 101 bus passes Stonelynk Hall hourly, travelling to both Rye & Hastings Station. 2 miles east, Pett Level provides the nearest sea access with a private member’s beach club. 5.6 miles east is the ancient town of Winchelsea, being one of the few examples of a Bastide town in England. Within 8 miles lies The Ancient Town and Cinque Port of Rye, renowned for its period architecture, independent shops, cinema and home to the Rye International Jazz festival. Regular trains to Ashford to connect with the high-speed service to London St. Pancras (journey time 38 minutes).

Distinctive arched oak front door into the entrance, limestone floor, exposed timbers leading to a cloakroom and opening into The Hall, an impressive, vaulted barn with exposed timbers, oak flooring, 9’ wide fireplace with stone hearth fitted with a woodburning stove, and high-level

leadlight windows to front, side and rear. A sizable 5 bay oak and leadlight window address the Hall’s frontage, a pair of wide oak French doors open out to the rear onto a walled courtyard with pool, garden and sea views beyond. Oak stairs rise to the minstrel gallery. The snug with limestone tiled flooring, large open fireplace with exposed stone walls and exposed stud walls, triple aspect leadlight windows, door through to a 28ft bespoke timber and granite kitchen, with island and extensive range of built in base and wall mounted units incorporating a Range style cooker with 5 ring gas hob with oven under, integral dishwasher, washing machine and microwave, triple aspect and kitchen door to outside, small gravel seating area, limestone floor with underfloor heating.

First floor minstrel gallery/study area overlooks The Hall, leadlight window to front and rear elevations, doors off to all bedrooms and family bathroom. Bedroom 1 window to front, exposed stonework and timbers, vaulted ceiling, arched tile fireplace. Bedroom 2 windows to front and rear, built-in cupboard, arched tile fireplace. Bedroom 3 window to rear, built-in cupboard. Family bathroom comprising panelled bath with mixer tap/shower attachment, w.c., wash hand basin, window to rear.

Converted Grain Store / detached annexe - Oak front door into an entrance lobby. Living room/kitchen vaulted ceiling with exposed oak beams and skylight providing natural light, wood laminate flooring, built-in range of kitchen units incorporating a four-ring gas hob with oven under, cupboard housing boiler, two windows to front. Bedroom 1 - double aspect onto pool & courtyard, exposed oak beams, vaulted ceiling. Bedroom 2- three windows to front, skylight providing natural light, vaulted ceiling with exposed oak beams. Bathroom comprising panelled bath with mixer tap/shower attachment, w.c., wash hand basin, window to front. Garage accessed externally.

Outside: Gravel driveway to the front provides ample parking/turning, the majority of the lightly wooded and lawned gardens being positioned to the front and side providing a natural screen and degree of privacy to the front. There is also a useful studio/home office with an electrical supply. To the rear there is an extensive terrace with swimming pool and pump house. From the Hall, terrace and garden there are distant sea views. The driveway continues around to the annexe.

Price guide: £1,275,000 freehold

Stonelynk Hall, 2 Battery Hill, Fairlight, East Sussex, TN35 4AP



A detached 5 bedroom residence comprising of a three bedroom former barn believed to have 14th century origins having been extensively remodeled and converted in the 1920's with many unusual features together with a swimming pool and detached 2 bedroom former grainstore annexe, all set in mature gardens.

Entrance hall • The Hall (main 34' vaulted reception room) • Snug • 28ft kitchen/breakfast room • Cloakroom
First floor minstrel gallery • 3 bedrooms • Family bathroom • Gas heating • EPC rating E
Detached annexe • Reception room / kitchen • 2 bedrooms • Bathroom • Gas heating • EPC rating F
Off road parking • Garage • Garden office/studio • Swimming pool



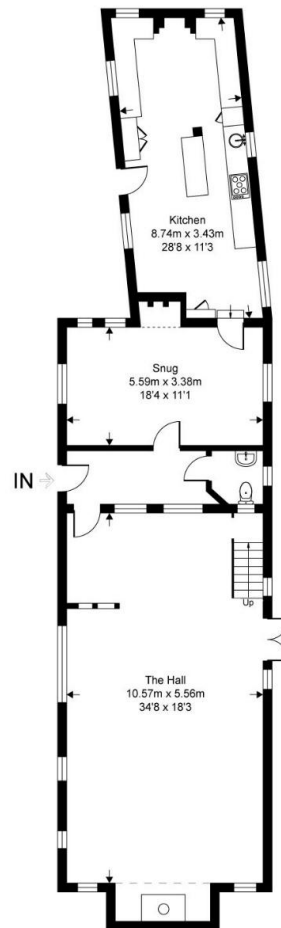
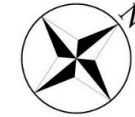
Note: The above photograph is of the detached grainstore/annexe

Directions: Entering Fairlight from the Pett Level direction you will see the turning on your left into Waites Lane and continue past and after a short distance the entrance to Stonelynk Hall (2 Battery Hill) will be seen on your right.

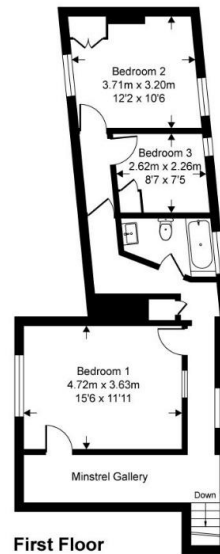
Local Authority: Rother District Council. Council Tax Band G Mains electricity, gas and water. Septic tank and cesspit. Predicted mobile phone coverage: EE, Vodafone, Three and 02 Broadband speed: Superfast 80Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Stonelynk Hall

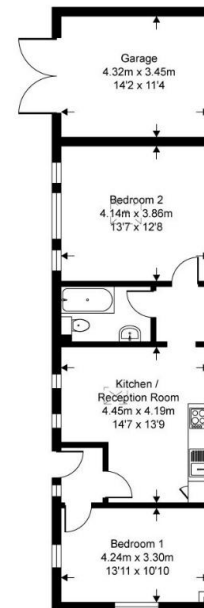
Approximate Gross Internal Area = 183.5 sq m / 1976 sq ft
 Approximate Annexe Internal Area = 55.2 sq m / 595 sq ft
 Approximate Garage Internal Area = 14.6 sq m / 158 sq ft
 Approximate Outbuilding Internal Area = 29.1 sq m / 314 sq ft
 Approximate Total Internal Area = 282.4 sq m / 3043 sq ft



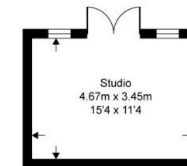
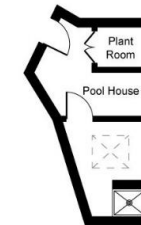
Ground Floor



First Floor



Annexe



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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