



Newlands Farm, Lake Street, Mayfield, East Sussex. TN20 6PP
Asking Price: £1,600,000 Freehold



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A wonderful and characterful, detached 1930s family home, set within gardens and grounds of around two acres, enjoying exceptional countryside views, beautiful and well-presented accommodation to include 5 bedrooms, en-suite and bathroom, two reception rooms plus a large, open plan kitchen/breakfast/family room, plus an open hallway and a useful utility room and cloakroom. There is a swimming pool, plus a large garage/workshop and further machinery store. There is also planning permission to add a large outbuilding, plus an oak framed garage with gym and annex accommodation. EPC Rating: E

Newlands Farm is an exceptional property, not overlooked by anything, with fields to three sides of the gardens, and outstanding rural views over protected countryside.

The accommodation in the main house includes period features, such as fireplaces, oak flooring and some exposed timbers, leaded light Crittall windows and panelled doors, yet it has been extensively modernised by the current owners, to include a new roof recently, plus making the kitchen open plan to form a fabulous family and entertaining space, whilst taking in the views across the garden to the views beyond.

The entrance hall is at the front of the house, beneath an oak framed porch, with a dog-leg staircase to the first floor, and a large window to side and under stairs cupboard.

The family room/study is also at the front, with a fireplace and floor to ceiling bookshelves with LED lighting, and a corner, square bay window overlooking the side garden. The sitting room is a lovely sized room, with a further working fireplace, windows to side and a further square bay window taking in the views.



The kitchen/dining room is the true hub-of-the-home and runs across the rear of the house with the most sensational outlook, plus French doors to the side garden and a patio area designed to take in the views, too. The kitchen comprises a range of hand-built cupboards and drawers with a large, central island with a breakfast bar, and granite worktops throughout. Integrated appliances include a large electric Aga, separate cooker, sink with etched drainer and a dishwasher, plus space for a professional style fridge/freezer/wine cooler. There is also a larder unit, and a further set of doors of the dining area that leads to the landscaped cottage-style

garden and alfresco dining area, plus a waist level, modern fireplace.

Off the kitchen, with a couple of steps down, is the rear lobby, utility/pool plant room and cloakroom area, with doors to the rear garden.

The first floor provides an open landing, and access to all five bedrooms. The main bedroom is accessed via the large en-suite bathroom, and forms a lovely, large room with wonderful views, and access to a raised balcony to really add to the desirability. The en-suite provides a walk in shower unit, free-standing bath, basin and WC, plus built in storage cupboards.

There are three bedrooms along the side of the house, all forming double rooms, and two enjoying feature fireplaces. The fifth bedroom is at the front of the house, also a double, with an outlook across the garden.

The family bathroom provides a bath, with shower above, basin and window to side, part tiled walls and floor, plus an adjacent cloakroom, providing a WC and basin.

Outside the gardens are sensational. There are charming, formal, landscaped gardens to one side of the house, with flower beds, gravel paths, paved seating areas all enjoying the views and direct access to the pool area. The swimming pool has wonderful views, and is set well within the gardens, surrounded by lawns. These lawns stretch all across the rear of the house, with an area of orchard on the far side of the house.

At the front of the house, a gravel, rhododendron lined driveway leads from the lane gate to the house, with access to the detached garage and workshop, plus the further machine store. This area is well-screened from the house by mature trees and shrubs. In total the plot is just over two acres, yet feels large due to the open space and fields that surround the house.

Planning Permission: We are aware that there is full planning permission under ref: WD/2023/0689/F. This permission includes the addition of a new garage and office/gym/annex accommodation by the front corner of the house, plus a new agricultural barn, and a side extension to the house, replacing the utility/rear lobby area to form a new plant room, a shower room and utility room.

Newlands Farm is located off a popular and exclusive country lane between the villages of Mayfield and Mark Cross, with easy access to



footpaths for walks into the countryside and across fields to The Lazy Fox pub in Mark Cross.

The 16th Century beauty of Mayfield High Street includes facilities such as a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers.

There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school for girls.

For more comprehensive facilities Tunbridge Wells is approximately 7 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Cannon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information:

Council Tax Band G (rates are not expected to rise upon completion).

Mains electricity, water, oil fired central heating and private drainage.

The property is believed to be of brick and tile hung elevations with a tiled roof, and small, central area of flat roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.



The titles have no restrictions or easements recorded.

According to the Government Flood Risk website, there is a very low risk of flooding.

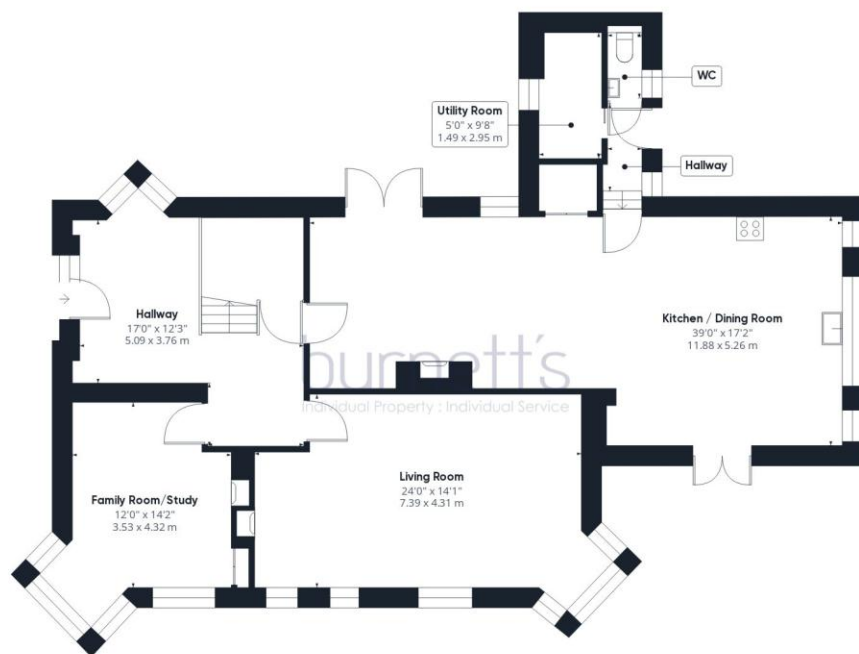
Broadband coverage: we are informed that Ultrafast broadband is available at the property. There is limited mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

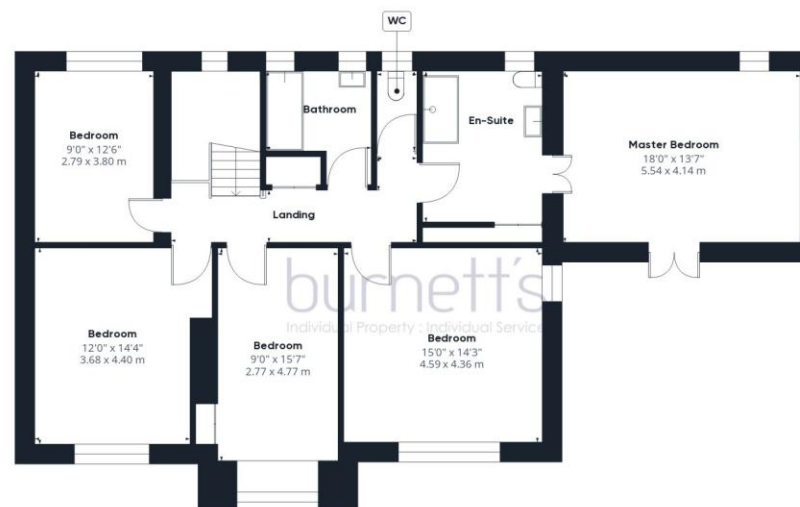
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.





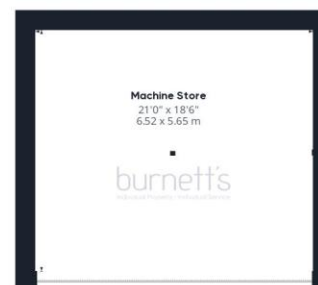
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3688.58 ft²

342.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.