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Lake Street Manor, Lake Street, Mayfield, East Sussex. TN20 6PP

Offers in Excess of: £2,000,000 Freehold







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A truly impressive and locally iconic Grade II listed Manor House, enjoying sensational views and land to comprise fields, garden and some woodland, totaling approximately 20 acres, and accommodation of over 4,000 sq.ft, to comprise 8 bedrooms, three bathrooms, magnificent galleried hall, drawing room and dining room, kitchen with adjacent larders/utility/store rooms, out buildings and a swimming pool. NO CHAIN
EPC Rating: N/A.

Lake Street Manor is a sensational, locally renowned and admired, Grade II listed family home. It is on the market for the first time in over forty years and only the second time in a century. Lake Street Manor is located on the ever-popular Lake Street on the outskirts of Mayfield, with sensational views to Mayfield itself, plus across the valley to the North.

The property has been well-maintained over the years, and enjoys some fabulous, character features, such as exposed stone work, beams and three enormous fireplaces, leaded light windows with timber mullions. The property now requires some modernisation. The house has been very well maintained over the years, with new décor throughout and carpets, the swimming pool area has been improved, with new tiles and PV solar panels fitted approximately ten years ago. The roof has been tended to, with ridge tiles being re-seated, and missing tiles replaced. The windows were also significantly overhauled.

One enters the house via the large porch, into the impressive part vaulted, galleried reception hall, with a wide oak staircase leading up and round to the landing, and a vast, floor to vaulted ceiling, sandstone open fireplace and wooden flooring.



A door leads into the drawing room, forming a wonderful triple aspect room, with large beams and good ceiling heights, and a further enormous inglenook fireplace. A door links back to the dining room, which again features a fabulous fireplace, wooden flooring, beamed ceiling with good ceiling height, a double aspect to the front and side, plus a large oak door to the front terrace in the walled garden, and a further door returns to the entrance hall.

The kitchen/breakfast room is accessed from the entrance hall, and provides another dual aspect room, with a window overlooking the walled front garden and further windows facing the driveway to

the side. There is an oil-fired Aga and an array of cupboards, drawers and dresser style units, plus a door to a large storage cupboard, and further door to a rear lobby, which in turn provides doors to a utility room and pantry, as well as access to a boot room and gardener's WC.

Off this inner lobby is a second 'servant's staircase' to the first floor. The first floor is equally as impressive as the ground floor. Off the galleried landing is a further open landing with two windows facing the rear garden and a door that provides access to one of the two main bedrooms, with wonderful views, plus a further door into a small 9th bedroom/nursery/dressing room, complete with

doors to fitted wardrobes/cupboards and what is ostensibly an en-suite bathroom to make one enormous triple-aspect master bedroom suite.

The second main bedroom has been used as a second sitting room for many years and has the best views to Mayfield from the larger window and a second aspect to the walled garden.

Adjacent, and accessed off the landing, is a further double bedroom (currently used as a study) with the stunning views, a WC and separate bathroom, plus a further single bedroom to the side, and the door to the secondary stairs. There is also a large walk-in airing cupboard.

A further door leads up to the second floor, comprising three further double/twin bedrooms, a single room and a further bathroom. There is also a vast attic storage room, and hidden storage around the chimney, and the potential to recalibrate instead to three ensuite double bedrooms (subject to the necessary consents).

Outside, the house is surrounded by its own beautifully-kept gardens, with a walled garden to the front, complete with a mature sunken rose garden and York stone patio by the dining room door with far reaching views to the spires of Mayfield. There are further flower bed borders and a large area of lawn that sweeps around the house to the side and rear.

The rear garden is mainly laid to lawn, with flower beds and hedges dissecting the grass and a gate through the hedge to the swimming pool. To the western side is the gravel driveway, accessed via gates and brick pillars, with a large, brick outbuilding to one side, comprising a stable, log store/workshop and triple garage with work bench. Beyond which is another area of lawn, and a further oak framed outbuilding, comprising a workshop, store room (formerly a sauna), pool room and gym area, with the swimming pool tucked away beyond this, also being wall enclosed. In total, the garden measures approximately 1.16 acres.



To the North is a paddock, of approximately 5.3 acres, to include a tree-lined pond area, accessed from the lawns beyond the drive (or directly via gates from the lane). Solar panels are housed in the paddock.

To the South, and on the opposite side of the lane is a larger parcel of land, comprising three fields and some wooded shaws and brook along some of the boundaries. The land has been let to tenant farmers grazing sheep for many years. This area totals around 13.82 acres.

Location:

Lake Street Manor is located off a popular and exclusive country lane between the villages of Mayfield and Mark Cross, within striking distance to footpaths for walks into the countryside and Wadhurst Park, and across fields to both Mayfield village, The Rose & Crown pub and 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, Sacred Heart School in Wadhurst, Skippers Hill Preparatory School and the well-regarded independent Mayfield School, a secondary school for girls. There are several other renowned private schools for all ages within 25 miles that offer a bus service to and from Mayfield.

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.



Nearby leisure facilities include a local tennis club in Mayfield and numerous golf clubs within 15 miles. There is also fishing, sailing and rowing on Bewl Water Reservoir 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 H (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/block and timber construction with tiled elevations and a tiled 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 and is

Grade II listed.

The title has restrictions and easements, we suggest you seek legal advice on the title.

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.

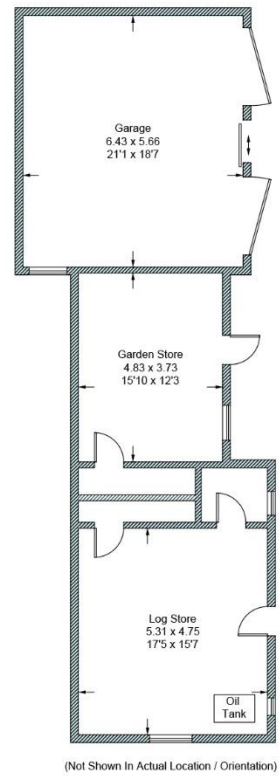
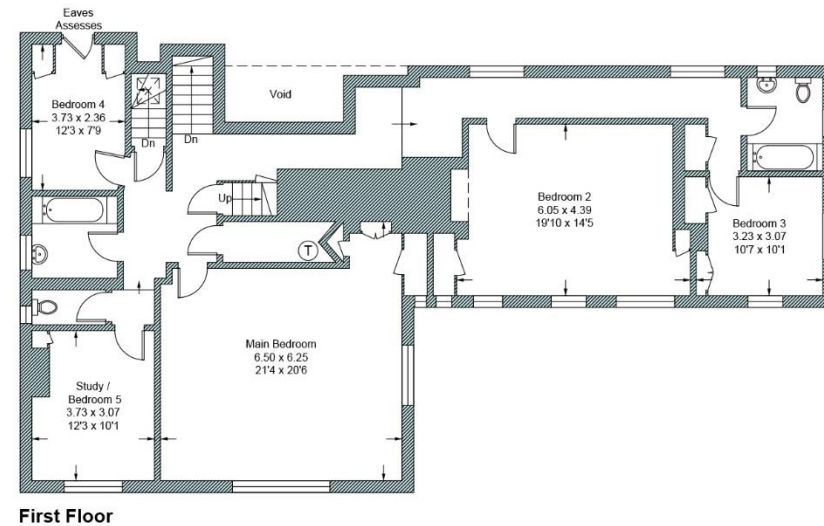
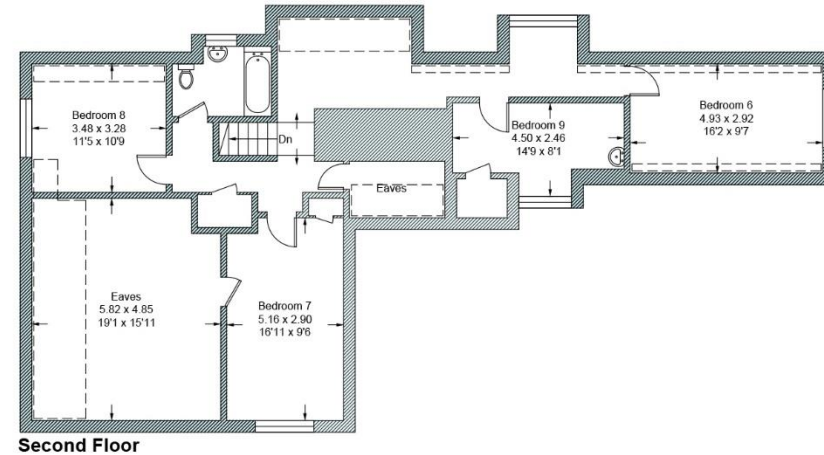
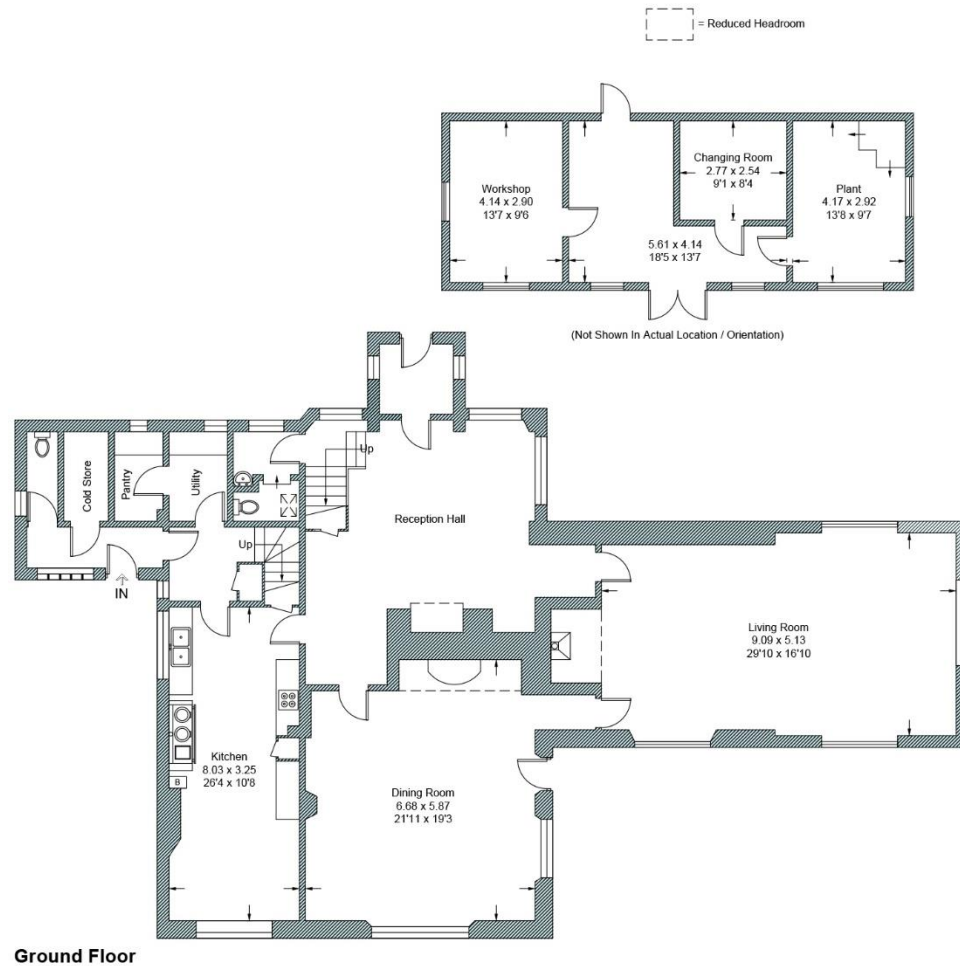
We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property does not have step free access.

Viewings:

Viewings are only by prior appointment.

Lake Street Manor, Lake Street

Approximate Gross Internal Area = 468.0 sq m / 5,037 sq ft
 Approximate Outbuildings Internal Area = 137.3 sq m / 1,478 sq ft
 Approximate Total Internal Area = 605.3 sq m / 6,515 sq ft
 (Including Garage / Eaves)











Mayfield Office:
3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB
mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:
The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA
wadhurst@burnetts-ea.com
01892 782287



Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
Registered Offices: 3 Church View House, High Street, Mayfield TN20 6AB

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.