



Moat Mill, Newick Lane, Mayfield, East Sussex, TN20 6RF

Asking Price: £1,250,000 Freehold







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Set at the end of a long private drive, Moat Mill forms a unique and characterful, detached family home in a naturally beautiful, tucked away location and surrounded by over five acres of mature wooded gardens and paddocks, with river frontage and a mill chase. Four/five bedrooms, bathroom and en-suite, three reception rooms, kitchen and utility. Much of the original water mill is still in situ, creating stunning architectural features in two of the reception rooms. Structures outside provide the possibility to generate electricity and create a completely off-grid property, subject to any consents. EPC Rating: exempt.

Moat Mill is Grade II Listed and is believed to have origins dating from the 17th century, with later additions to include the Victorian watermill and works, much of which is still visible within the house. Indeed, there is considerable potential to generate one's own electricity (subject to planning permission).

The house has been well maintained and loved by the current owners during their 30 year tenure with new roofs and dormers, updated boilers, bathrooms, electrics and kitchen.

The property enjoys peace and tranquility in abundance, being surrounded by mature trees and the nearby River Rother. No pesticides or non-organic products have been used on the land which is a haven for wildlife. It is also worth noting that the house has not flooded for over twenty five years.

The front door leads into the Reception Hall, with the exposed water mill mechanisms to one side and stairs leading up to the first floor.





A hallway provides access to a cloakroom to the rear and a study to the front, and a step up to the dining room, with a wonderful Inglenook fireplace with original Elizabethan fireback and windows to both front and rear.

Beyond is a large kitchen/breakfast room open to a large utility/flower room. The kitchen comprises a range of dark blue cupboards and drawers, with a central table, a 4 oven Aga, butlers sink and space for further appliances, plus French windows to the rear garden. There is also a window overlooking the rear garden and seating area.

The flower room/utility area is at the front of the house, with windows to front and side, a further sink, slate worktops and space for further appliances.

There is a further door from the kitchen that leads to a boot room/lobby facing the drive.

The first floor provides a sitting room, with a corner wood burner and a triple aspect overlooking the garden and trees.

There is a single bedroom to the front and a large, dual aspect principle bedroom with a

walk-in wardrobe and large en-suite. The en-suite comprises a roll top bath, walk-in shower, WC and basin.

The second floor, accessed via a continuation of the stairs from the sitting room, comprises three further double bedrooms and a bathroom. It is noted that the fifth bedroom is accessed via the fourth bedroom.

Outside, the gardens and grounds are delightful. Much of the garden is grass lawns, with wild flower meadows and river banks left to self-seed, as well as a mix of mature and maturing shrubs and many trees along each boundary and across the garden, including a wonderful ancient oak and a magnificent Wisteria draped across the front of the house.

There is a formal area of garden beyond the drive, with a summerhouse/studio, plus a terrace/decked area and magnificent 10ft slate table for entertaining. There is a good sized parking area at the top of the driveway by the house and substantial log store.

The approach to the house is along an avenue of English Lime and Horse Chestnuts trees. The river runs alongside the driveway, and then bisects the paddock area from the main garden, passing over a weir, below which the owners swim every day.

On the southern side of Moat Mill is the paddock of around two acres, with a former stable, now creating a tucked away home office, tool shed and store. The office has enlarged windows and a log burner. It is noted that these can easily form stables again if necessary and that the soil is mainly sandstone and silt and therefore free draining providing good ground all year for horse owners.





There is a vegetable garden beyond the stables, and a further structure that houses the filtration system from the private bore hole that provides fresh water to the property.

Moat Mill is located down a private drive from Newick Lane, approximately 2 miles from the village of Mayfield, with easy access to footpaths leading back to Mayfield, as well as Heathfield and open countryside beyond. The UK National Cycle Route 21 runs up Newick Lane.

Facilities in the village include 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 for Girls secondary school.

For more comprehensive facilities Tunbridge Wells is 9 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 Canon 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 and fishing on Bewl Water and at the coast.



#### **Material Information:**

Council Tax Band H. Rates are not expected to increase upon completion.

Private water via a borehole, mains electricity and private drainage system.

Oil central heating.

The property is believed to be of stone, brick and timber construction with weatherboard and tiled elevations and a tiled roof.

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

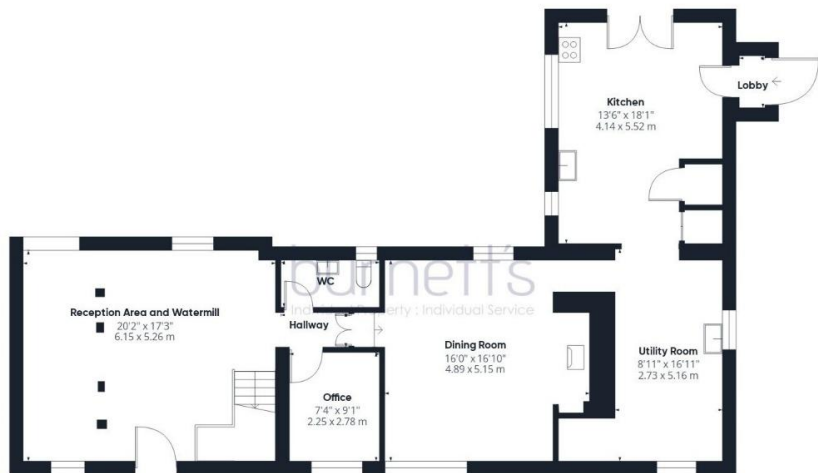
The property is Grade II listed and located within the AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title. The property has never flooded during our client's residence, and according to the Government Flood Risk website, there is a very low of flooding.

Broadband coverage: we are informed that full fibre broadband is available at the cabinet. There is minimal mobile coverage. 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 accommodation.



**Ground Floor Building 1**



**Floor 1 Building 1**



**Floor 2 Building 1**



**Building 2**



**Approximate total area<sup>(1)</sup>**

3156 ft<sup>2</sup>

293.1 m<sup>2</sup>

**Reduced headroom**

95 ft<sup>2</sup>

8.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

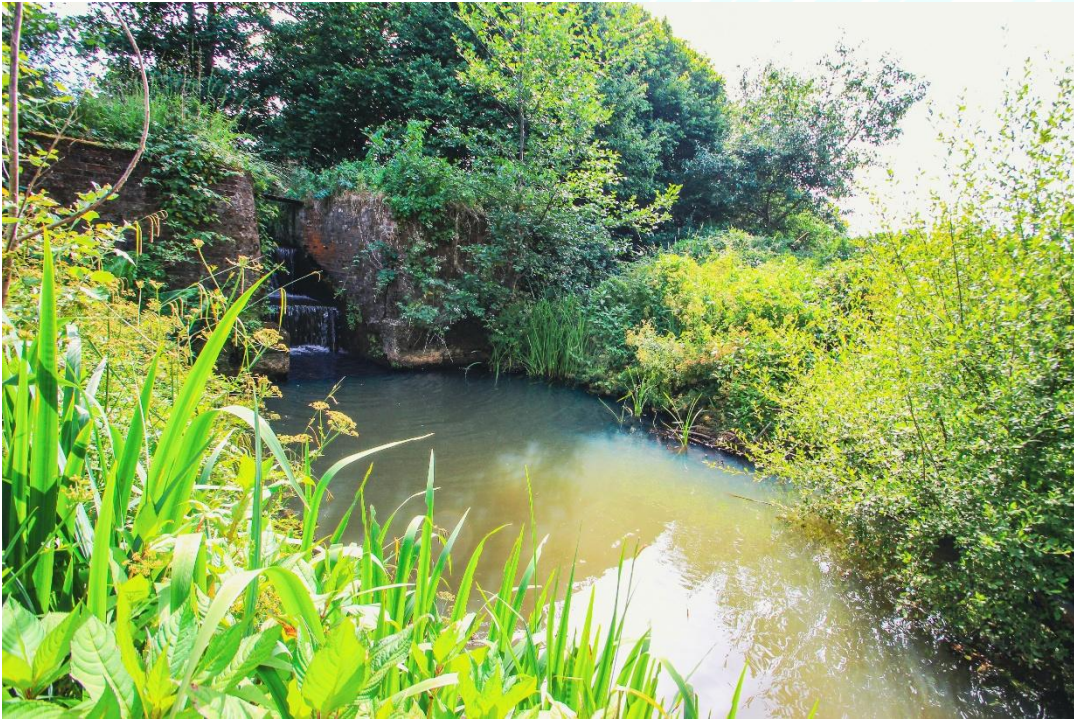
















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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances 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.