

# Twitts Ghyll, Mayfield, East Sussex

---









# Twitts Ghyll, Fir Toll Road, Mayfield

A wonderful Grade II listed character property with the benefit of a detached one bedroom oast house and lovely mature gardens and grounds of 2.55 acres. The house is located in a rural position on the edge of the popular village of Mayfield.

Mayfield village 2.6 miles. Rotherfield 5 miles. Heathfield 5 miles. Crowborough station 6.5 miles (London Bridge from 69 minutes). Wadhurst station 9 miles (London Bridge from 53 minutes). Frant station 10 miles (London Bridge from 51 minutes). Tunbridge Wells 11 miles (London Bridge from 44 minutes). Eastbourne 21 miles. Gatwick airport 29 miles. London 51 miles. (All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Wealden District Council, Tel. 01892 653311

**Council tax band:** G



## The Property

Twitts Ghyll is a wonderful Grade II listed country property, believed to date back to the 16th century (Tudor era) with later additions, and was the home of Sir Austen Chamberlain in the 1920's. The house is of timber-framed construction with red brick and tile hung upper elevations to the front and white weather boarded elevations to the rear. The property has been beautifully refurbished for modern day living yet retains many character features throughout including a wealth of exposed beams and timbers, oak doors, fireplaces and leaded light windows.

The front door opens into a welcoming entrance hall with stone floor, w.c. and oak staircase leading to the first floor. To the right, the characterful triple aspect drawing room has exposed beams, parquet flooring, fireplace and a door leading out to the rear terrace and garden. The dining room and family room are both double aspect with windows to the front and rear. The dining room has a lovely inglenook fireplace and the family room also has a fireplace as well as a door to the rear gardens.

A door leads through to the spacious kitchen/breakfast room with a range of wooden base storage units, Aga cooker, Butler's sink, and a central island with further storage and marble worktop above. There is a door leading out to the side and the external boiler room.

On the first floor, the landing gives access to the four good sized double aspect bedrooms and a bathroom. The principal bedroom has the benefit of an en suite bathroom as well as a spacious dressing room (which could be used as a nursery/ further bedroom if required).

On the second floor there is a wonderful bedroom with exposed timbers, vaulted ceiling and crown post. There is also a spacious further bedroom/TV room with an attractive red brick chimney breast and vaulted ceiling creating a lovely space, ideal as a teenager's suite or sitting/games room.











The property offers flexible and characterful family accommodation, arranged over three floors.









## The Oast House

In addition to the main house there is a detached single roundel oast house providing approximately 488 sq ft of ancillary accommodation. On the ground floor there is a roundel sitting room, shower room and kitchen. On the first floor there is a roundel bedroom with a door opening out to a decked sun terrace with fabulous elevated views over the gardens and grounds.

## Gardens and Grounds

The house is approached via a gated entrance over a gravel driveway leading to the detached double garage. The delightful country gardens and grounds are well-stocked with a multitude of mature trees, shrubs and bushes and include a flat lawned area and an enclosed/gated swimming pool with paved surround. There is also a rose garden, wild flower borders, meadow and a natural pond. In all about 2.55 acres.

## Situation

The property is located on the outskirts of the pretty and historic 16th Century Sussex village of Mayfield which provides a good range of local shops catering for everyday needs including delicatessen, bakery, fine wine merchants, pharmacy, post office and pubs. Tunbridge Wells is approximately 11 miles to the north and provides an extensive range of shopping, commercial, recreational and educational facilities. The mainline station at Wadhurst provides trains to London. Train services are also available at Frant, Crowborough and Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Preparatory, Holmewood House Preparatory, The Skinners School, Tonbridge School, The Schools at Somerhill, Judd, Benenden School (girls), Dulwich Preparatory, Vinehall Preparatory, Bede's, and Eastbourne College. Leisure activities in the area including Mayfield village cricket, football and tennis clubs; golf at Dale Hill (Ticehurst), The Nevill (Tunbridge Wells), Dewlands Manor (Rotherfield), Crowborough (Beacon), Royal Ashdown and at Rye. Sailing and water sports at Bewl Water and on the south coast; Walking and cycling at Bedgebury Pinetum and the 'Cuckoo Trail' from Heathfield.









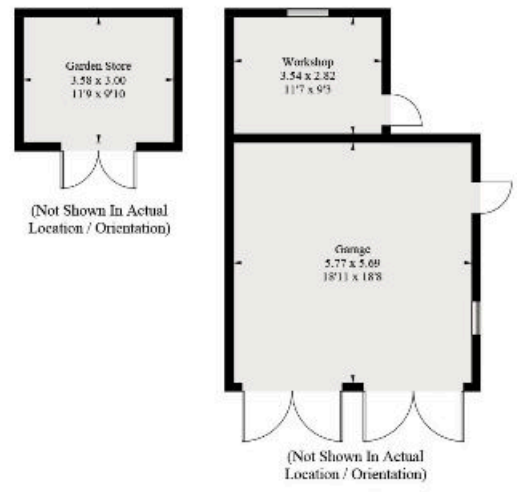
**Approximate Gross Internal Floor Area**

**Main house: 390.9 sq m / 4208 sq ft**

**Oast House: 45.3 sq m / 488 sq ft**

**Outbuildings/Garage: 55.2 sq m / 594 sq ft**

**TOTAL: 491.40 sq m / 5290 sq ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





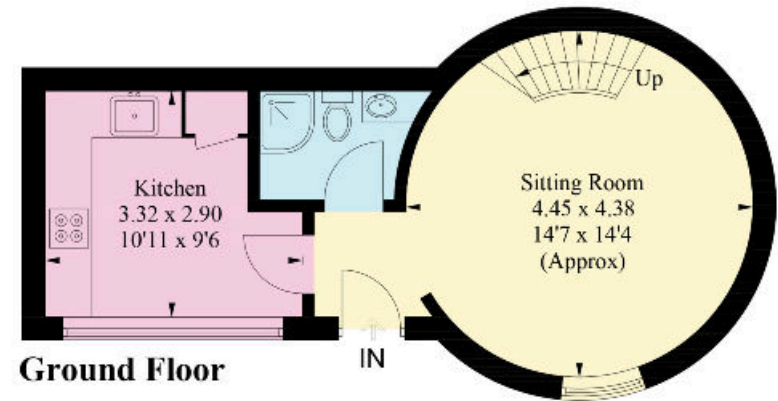
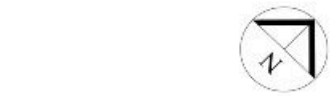
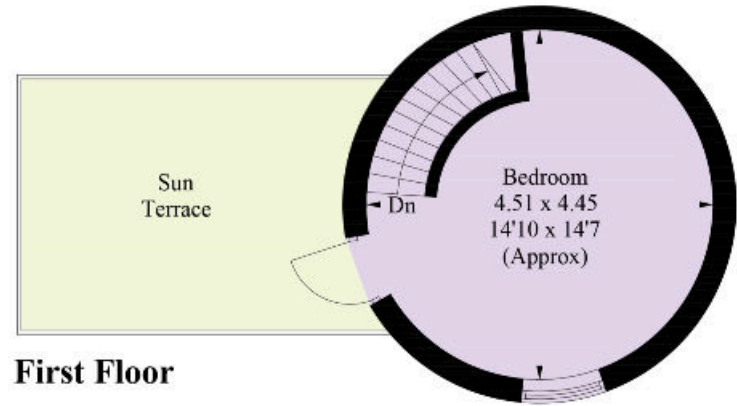
**Directions (TN20 6NJ)**

From Tunbridge Wells, proceed south on the A267 for 8.9 miles, passing through Frant and Mark Cross, bypassing Mayfield. At the roundabout, take the 2nd exit to remain on the A267. After 1.4 miles, turn right onto Horleigh Green Road (signposted Rotherfield). Continue for half a mile and turn right onto Fir Toll Road where Twitts Ghyll will be found immediately on the right-hand side.

**Services**

Mains water and electricity.  
Private drainage.  
Main house - oil fired heating. EPC E  
Oast House - electric underfloor heating. EPC E

**THE OAST HOUSE**



**Knight Frank**  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Simon Biddulph**  
01892 515035  
[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023.. Photographs and videos dated July 2023..  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



