



The Barn & Rushers Cross Farm Cottage, Rushers Cross



A unique converted barn with stunning rural views as well as an attached two bedroom annexe, detached two bedroom cottage, home office, gym, unconverted barn/garaging, stables, menage and land extending to 8.63 acres.

Situation

The property is located in a beautiful position within the High Weald Area of Outstanding Natural Beauty, in the small hamlet of Rushers Cross between the sought after villages of Mayfield and Wadhurst. The pretty and historic 16th Century Sussex village of Mayfield provides a good range of local shops catering for everyday needs including delicatessen, bakery, fine wine merchants, pharmacy, post office and pubs. Wadhurst has recently been named the 'Best Place to Live in the UK 2023' by the Sunday Times and is well served with shops and amenities for everyday needs. The larger centre of Tunbridge Wells is approximately 9 miles to the north and provides an extensive range of shopping, commercial, recreational and educational facilities. Train services are available from Wadhurst, which offers a regular service to London, as well as 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 (Five Ashes), Holmewood House (Langton Green), The Skinners School (Tunbridge Wells), Tonbridge School, The Schools at Somerhill (Tonbridge), Judd (Tonbridge), Benenden School (girls), Dulwich Preparatory (Cranbrook), Vinehall Preparatory (Robertsbridge), Bede's (Upper Dicker), and Eastbourne College.

Leisure activities in the area include Mayfield village cricket, football and tennis clubs; golf at Dale Hill (Ticehurst), The Nevill (Tunbridge Wells), Dewlands Manor (Rotherfield), Crowborough (Beacon), The 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.



3-7



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8.63 acres

Distances

Mayfield village 1.8 miles, Wadhurst village 3.5 miles, Wadhurst station 3.75 miles (London Bridge from 53 minutes), Rotherfield 4.9 miles
Frant station 6 miles (London Bridge from 51 minutes), Crowborough station 6.3 miles (London Bridge from 69 minutes), Tunbridge Wells 9 miles (London Bridge from 44 minutes), Brighton 28 miles, Gatwick airport 29 miles, London 52 miles. (All times and distances approximate)

The Properties

The Barn comprises a unique 'L' shaped converted barn, believed to date back to the 1950's with later additions. The property offers substantial family accommodation with the benefit of an attached annexe as well as a detached cottage and other outbuildings. The property is available as a whole or in two lots.

The Barn

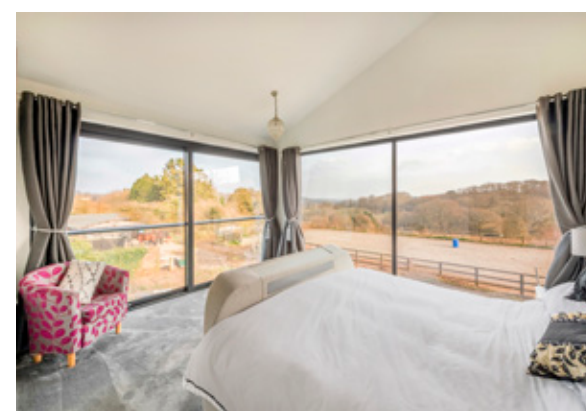
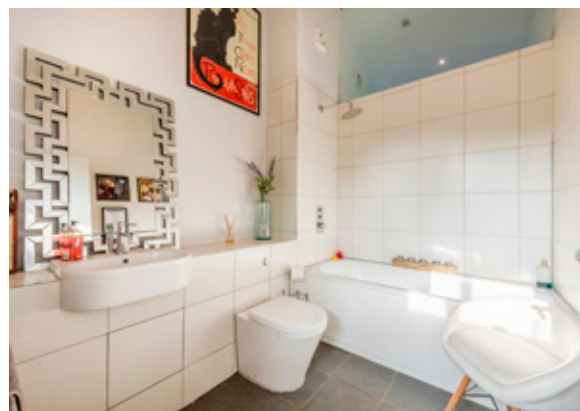
The main barn has numerous large windows taking advantage of the stunning views over the property's own land and countryside beyond. The front door opens into a hallway giving access to the reception accommodation to the left and the three bedrooms and family bathroom to the right. Two of the bedrooms have en suite facilities and the fabulous principal bedroom also benefits from two dressing areas and stunning views over the property's land and countryside beyond.

Returning to the main hallway, the sitting room has a high ceiling with exposed beams and a wood burner. The fantastic open plan kitchen/dining/living room is a particular feature of the property and creates a perfect entertaining space with sliding doors opening onto the sun terrace to the rear. Stairs lead up to an attractive mezzanine area, currently used as a study/home office, overlooking the room below. At the opposite end to the kitchen there is a sitting/family area with a wood burner in the corner. This leads on to the dining area and well-appointed kitchen which has fitted wall and base units, a central island with breakfast bar, and double sink framed by a window overlooking the side courtyard. To the rear of the kitchen there is a useful, large walk-in larder and a door leading through to the utility/boot room, courtyard and plant room.

The Annexe

Accessed from the courtyard to the rear of The Barn there is an attached unconverted barn which provides 3 open parking bays as well as an annexe. On the ground floor of the annexe there are two reception rooms currently being used as an art room and a music room. There are two bedrooms and a bathroom on the first floor as well as a double aspect sitting room with fine views over the surrounding countryside.









The Cottage

Adjacent to the main barn there is an attractive detached cottage, believed to date back to the 1900's, constructed of red brick with tile hung upper elevations. The cottage provides, on the ground floor, a cloakroom and open plan kitchen/sitting/dining room with stone flooring, a wood-burner and an attractive bay window to the side. On the first floor there are two bedrooms as well as a spacious bathroom with bay window to the side. The generous landing also provides a useful library/study area. Outside, the cottage has an enclosed garden with a paved terrace, ideal for al fresco dining. The partly walled garden is mainly laid to lawn, with mature shrubs. A path and steps lead down to a lower level of garden with a pond feature. The Cottage benefits from its own separate driveway entrance and parking space.



Home Office and Gym

Adjacent to the main barn there is a detached double aspect building with windows to the rear and windows and bi-fold doors opening up to a terrace at the front. The internal accommodation currently provides a home office/studio, gym and a shower room with w.c.

The Land

The property is approached via a gated entrance leading to parking areas and triple open bay garage/unconverted barn. To the rear of the main barn there is a large sun terrace, with artificial grass, enjoying wonderful views over the property's own land and surrounding countryside. There is also an area of hard standing with two detached stable buildings providing four stables/feed room. There is a fenced 60m x 20m manege (sand and rubber granule surface) and a gate leading to the land which is made up of various fields/paddocks, a small amount of woodland and a pond. There are two field shelters providing five further stables. There is also a substantial allotment area with a large greenhouse. In all about 8.63 acres.

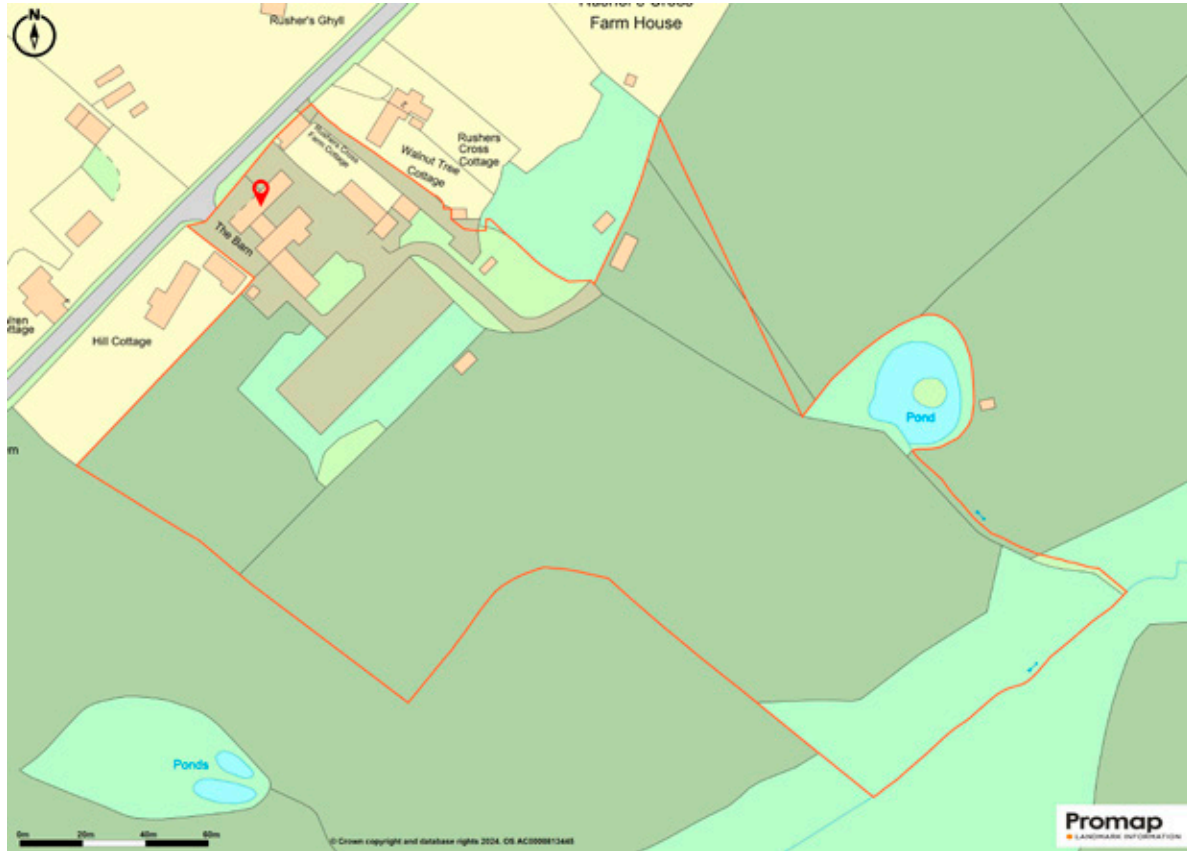
Planning Permission

Planning Permission exists to convert the unconverted barn into a building which mirrors the main barn in appearance. This permission includes the option to install a floor above the car port area to create a large cinema/games room. Planning Permission also exists for the main barn to create a glass walled bathroom/dressing area underneath the principal bedroom (in the space created by the cantilever) as well as to create an underground gym below the new bathroom/dressing area.

Further details available at: www.wealden.gov.uk/planning Reference: WD/2022/1787/F









Directions (TN20 6PX)

From Tunbridge Wells, proceed on the A267 Frant Road. Continue for 2.7 miles, passing through Frant, and turn left onto the B2099 Wadhurst Road (signposted Wadhurst). Continue for 3.3 miles and, at the staggered crossroads in Durgates, turn right onto the B2100 Mayfield Lane (signposted Mark Cross). After 1 mile, at the junction, turn left onto Tidebrook Road (signposted Tidebrook/Mayfield). Continue for about 1.9 miles, down the hill and round the sharp right-hand bend (which is still Tidebrook Road), and the gated entrance to the property will be found on the left-hand side

Property information

Services Mains water and electricity. The Barn: Air source heat pump, electric underfloor heating and, for the annexe, oil-fired heating. The Cottage: Oil-fired heating. Private drainage (Klargester).

Local Authority Wealden District Council, Tel. 01892 653311

Council Tax The Barn G; Rushers Cross Farm Cottage E

EPC The Barn C; Rushers Cross Farm Cottage E

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

The Barn = 243.7 sq m / 2,623 sq ft

The Cottage = 95.6 sq m / 1,029 sq ft

Annexe = 94.2 sq m / 1,014 sq ft

Outbuildings = 111.2 sq m / 1,197 sq ft

Total Area = 544.7 sq m / 5,863 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.



Knight Frank
Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Simon Biddulph
 01892 515035
simon.biddulph@knightfrank.com



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