

Yew Arch, The Street, Dallington, Heathfield





An exceptionally pretty Grade II listed country home offering characterful accommodation and beautiful views over the surrounding countryside, set in the picturesque hamlet of Dallington.

Situation

The property is situated in an enviable rural position in the popular hamlet of Dallington; the area is designated as part of the High Weald Area of Outstanding Natural Beauty, offering a good range of local amenities, including a village school, pub and post office; perfect for everyday needs. A more broad range of facilities is available in the nearby town of Heathfield, whilst the much larger towns of Tunbridge Wells, Eastbourne, and the county town of Lewes offer a more comprehensive range of shopping and entertainment amenities with regular train services to London from Etchingam and Stonegate station.

There is a wide choice of schools nearby, in both the private and state sectors, including Dallington CE Primary School, Skippers Hill Manor at Five Ashes, Mayfield School, Bedes Senior School at Upper Dicker, Heathfield Community College, St Andrews Preparatory and Eastbourne College.

Leisure amenities in the area include a variety of bridleways and footpaths across the forest and adjoining farmland encompassing Dallington Forest and Brightling Park. Sailing and boating at Bewl Water and the South Coast centres such as Rye, Eastbourne, and Hastings.

Distances

Etchingam station 6.9 miles (London Bridge from 77 minutes). Stonegate station 8.2 miles. Heathfield 5.9 miles. Eastbourne 17 miles. Tunbridge Wells 17.6 miles. Lewes 20 miles. (All times and distances are approximate).



The Property

This superb Grade II listed family house offers well-proportioned and impressive family accommodation totalling 4108 sq. ft, with many period features such as exposed timbers, inglenook fireplaces, and wooden floors.

The house is accessed via a door to the side leading to a hallway with access to all the principal living areas. The sitting room is located on the left-hand side with exposed beams and a feature fireplace; steps lead into the small library. The double-fronted drawing room is situated just off the small library and is a fabulous space with exposed beams, a working fireplace and plenty of space for furnishings.

To the rear of the property, there is a large open plan kitchen/breakfast room with fitted wall and base units and Richmond range cooker; steps lead down to the separate utility/boot room with access out to the rear terrace and side of the house. Also on this level is a formal dining room with a wonderful inglenook fireplace, a useful study and a cloakroom.

On the first floor, there are three generous-sized bedrooms, with a well-appointed family bathroom with a roll-top bath. The sizeable principal suite enjoys an attractive outlook, with ample space for storage and a large en suite bathroom. On the second floor, there is an additional guest bedroom and bathroom.

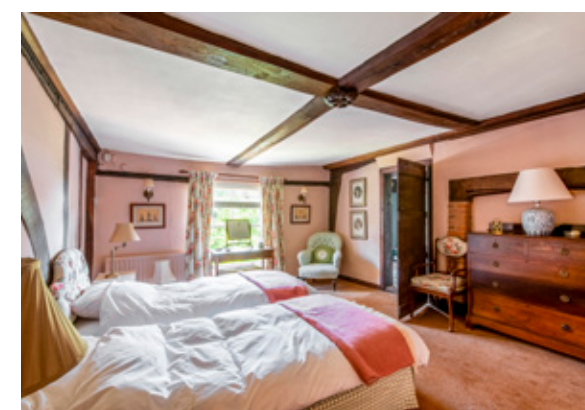
In addition to the main residence, there is secondary living accommodation available on the lower ground floor, with a characterful living room, kitchen, double bedroom and a well-appointed bathroom, offering great scope to be used as a self-contained annexe for families if required.

Gardens and Grounds

The property is approached over a long private driveway leading to a garage and gravelled parking area with space for multiple cars.

The beautiful gardens and grounds are a particular feature of the property and include an expanse of lawn with a landscaped garden with paved walkways and a herbaceous arch border to the front. To the rear, the formal gardens offer various terrace areas with seating, a summer house, a rose parterre, and a large extended garden mainly laid to lawn enclosed by a multitude of flower beds, trees and hedging.







Directions (TN21 9NH)

From Mayfield, head south on Newick Lane to the A265. After a short distance, turn right on to Battle Road (B2096) and continue for 4.3 miles towards Dallington High Street. From Dallington High Street the entrance to the property can be found on the right-hand side (just after St Giles church on the left) through a five-bar gated drive, which will lead you up to the property.

What3words ///birdcage.books.buggy

Property information

Services Mains water and electricity. Oil-fired central heating. Private drainage.

Local Authority Rother District Council. Tel: 01424 787000

Council Tax Band H

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



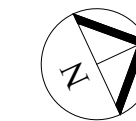
Approximate Gross Internal Floor Area

Main House = 365.4 sq m / 3,932 sq ft

Garage = 16.4 sq m / 176 sq ft

Total Area = 381.8 sq m / 4,108 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.



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I would be delighted to tell you more

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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.

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Particulars dated [June 2024]. Photographs and videos dated [June 2024]

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