

# Homefield Farm

Tapsells Lane, Wadhurst, East Sussex





First time to the market in nearly 50 years, a versatile family home with pasture land, woodland and extensive outbuildings offering huge potential.

Wadhurst village 1 mile. Wadhurst station 1.2 miles (London Bridge from 54 minutes). Tunbridge Wells 6 miles (London Bridge from 44 minutes). Rye 23 miles. Gatwick airport 28 miles. London 46 miles.  
(All times and distances approximate)



Summary of accommodation

Main House

Ground Floor: Reception Hall | Dining Room | Sitting Room | Kitchen/Breakfast Room | Utility Room

First Floor: Principal Bedroom with En Suite Dressing Room and Bathroom | Three Further Bedrooms  
Family Bathroom

Second Floor: Bedroom 5

Outside

Gardens with terrace | Vegetable garden and small orchard, with greenhouse

Extensive vehicle parking over two hard surfaced courtyards

Outbuildings

5,218 sq ft of farm buildings including modern farm barn with established B1 light industrial commercial use

Stable building complex with office (with lapsed consent for residential conversion) | Large newly renovated cedar

wood Summer house

Land

Fence enclosed pasture fields | Bluebell woodland

In all about 19.12 acres



Situation

(Distances and times are approximate)

Homefield Farm is situated off a quiet country lane on the rural outskirts of the popular village of Wadhurst and within the High Weald Area of Outstanding Natural Beauty.



Wadhurst provides good shopping and commercial facilities, parish church, private and state primary and secondary schools. Further amenities are available at Tunbridge Wells.



Wadhurst station provides regular services to London Bridge/Charing Cross as does Tunbridge Wells.



There is a good selection of state and private schools in the area including St Leonards at Mayfield, Holmewood House Preparatory School at Langton Green, Marlborough House at Hawkhurst, Vinehall at Robertsbridge and as well as the Primary school and Uplands College in Wadhurst



# The Property

Homefield Farm (previously/also known as Holmfield Farm) comes to the market for the first time in almost 50 years, the current owners having purchased the property in 1975 as a renovation project when it was sold off as part of a larger dairy farm. During their tenure, the owners have extended the original farmhouse and undertaken extensive refurbishment throughout the property to create a most wonderful light filled five bedroom family home that is beautifully maintained and offers great versatility.

The original farmhouse dates back to the 1960's with the current owners having significantly extended the property in the late 1970's. It provides generously proportioned accommodation arranged over three floors extending to about 2,269 sq ft with quality double glazing throughout. The principal rooms all enjoy wonderful far reaching rural views.

Internally, the accommodation includes a double aspect dining room to the front. The sizeable kitchen/breakfast room has a lovely aspect to the rear and has a range of fitted units with integrated appliances. The spacious sitting room enjoys the same lovely outlook and has a marble fireplace and patio doors leading out onto the rear terrace with steps down to the garden. There is also a side entrance door leading onto a large terrace.

On the first floor is a fabulous principal bedroom suite with a dressing room and en suite bathroom. There are two further double bedrooms plus a single bedroom (one currently used as a study) and a family bathroom. On the second floor is the fifth bedroom (another double), partly set into the eaves with eaves storage cupboards, and access to the fully boarded loft











## Outside

The property is approached off a quiet rural lane with two separate vehicular entrances leading into expansive concrete courtyards adjoining the farmhouse and buildings, providing parking and turning areas. A gated pedestrian entrance leads through mature trees and hedging which provide screening from the lane. There is a large paved terrace providing a wonderful sitting and entertaining area. The rear gardens have been attractively landscaped, mainly laid to lawn with specimen shrubs and trees and box hedging. A wooden field gate at the bottom of the garden leads on to a large fence enclosed vegetable garden served by a greenhouse. In addition to the gardens, the land comprises 14.6 acres of pasture land and 3.5 acres of woodland. In all about 19.12 acres.

## Outbuildings

There is an impressive range of outbuildings (all lockable and secure) totalling approximately 5,218 sq ft of covered space including a stable complex with part converted into an office, old dairy and modern farm barns that offer excellent storage and workshop facilities that have previously supported an engineering business, all holding significant potential for alternative use and development (subject to all necessary consents).

## Agent's Note

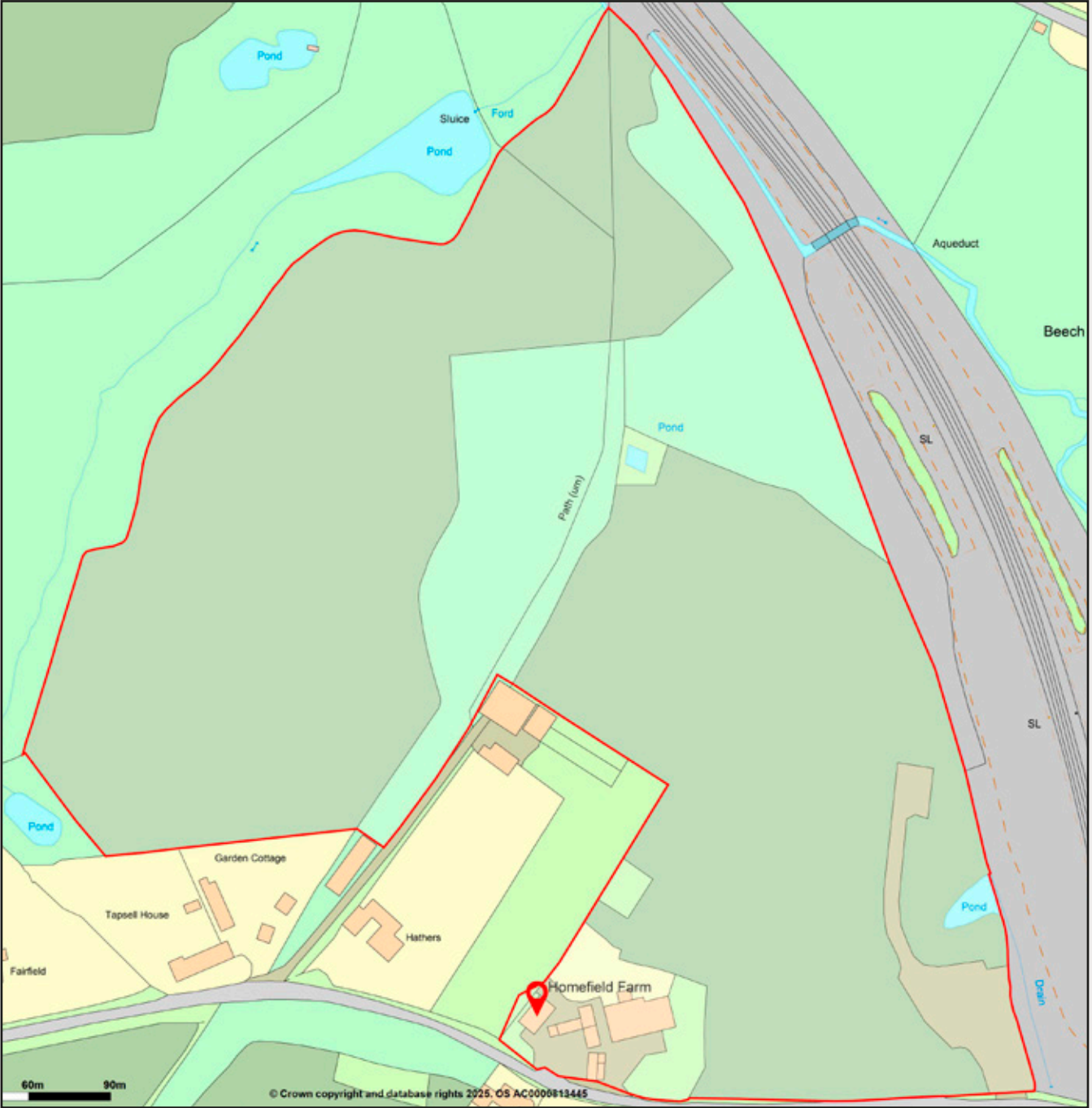
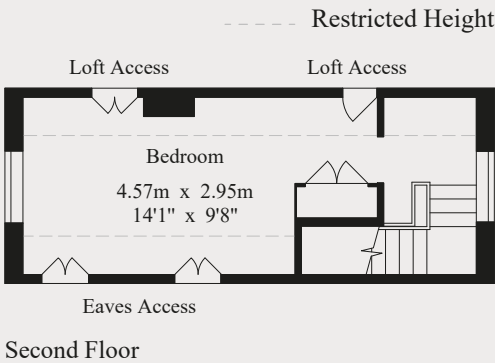
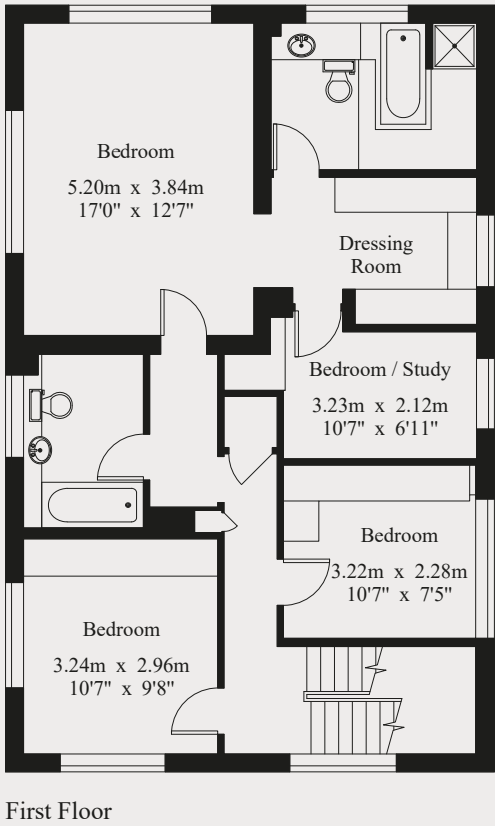
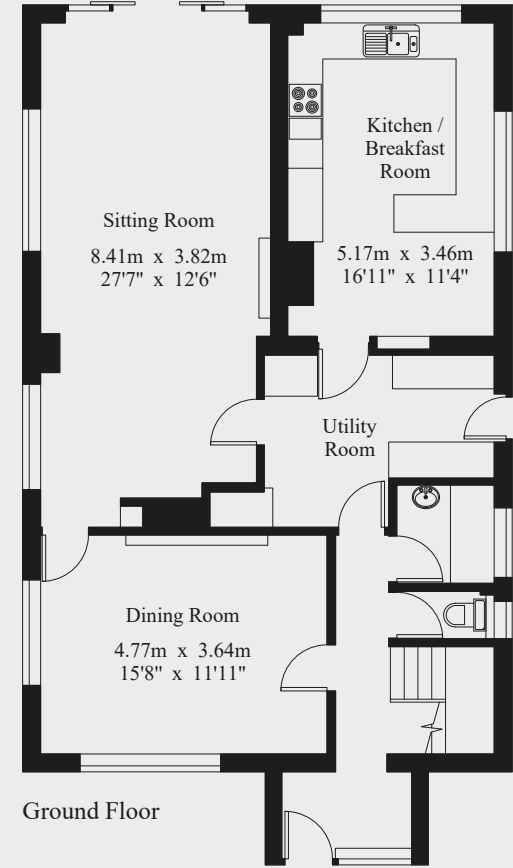
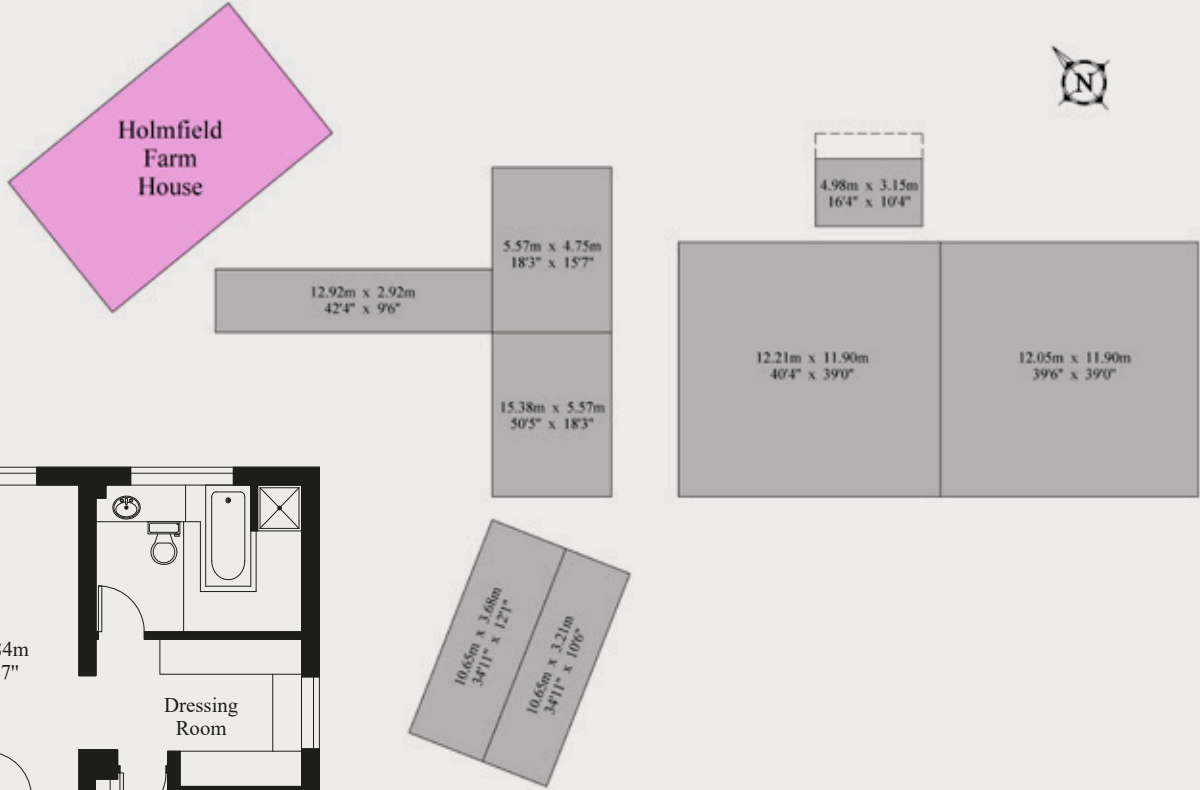
There is a public footpath through the woodland and pasture traversing the property north to south but well away from the farmhouse and buildings



FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 210.8 sq.m / 2,269 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.



Property Information

**Tenure:** Freehold

**Services:** Main water and electricity. Oil-fired heating. LPG for cooking. Private drainage.

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

**Council Tax:** Band G

**EPC:** F

**Postcode:** TN5 6PL

**Postcode:** From the High Street (B2099) in the centre of Wadhurst, head north-west towards Frant/ Tunbridge Wells. Turn left onto Tapsells Lane and continue for 0.4 of a mile where Homefield Farm will be found on the right-hand side.

**What3Words:** ///locate.bikers.heightens

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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 April 2025. Photographs and videos dated August 2020 and September 2024.

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