

# Trumpetts Farm

Bodle Street Green, East Sussex





# A wonderful Grade II listed period house with stunning gardens and grounds, set in an idyllic village location.

Herstmonceux 2.5 miles. Rushlake Green 4.7 miles. Battle 7.8 miles (London Bridge from 76 minutes). South coast 8 miles. Heathfield 8.8 miles. Etchingham 9.4 miles (London Bridge from 65 minutes). A21 (Johns Cross) 9.5 miles. Stonegate 11 miles (London Bridge about 1 hour). Tunbridge Wells 21 miles. (All times and distances approximate)



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance Hall | Reception Hall | Sitting Room/Study | W.C | Drawing Room | Kitchen

Garden Room | Cellar

**First Floor:** Principal Bedroom with Dressing room and en-suite bathroom | Four further bedrooms

Two further bathrooms.

**Second Floor:** Large Attic/Hobby Room

### Garden and Grounds

Electronically operated wooden gates | Double garage with home office and potential for annexe subject to necessary planning | Car Bay | Mower shed | Greenhouse | Potting shed | Store

**In all about 2.5 acres**



## Situation

(Distances and times are approximate)

The property is located in an idyllic position within the High Weald National Landscape in the village of Bodle Street Green which has a church, village hall and pub (within quarter of a mile).



The nearby larger villages of Rushlake Green and Herstmonceux both offer amenities for local shopping. The south coast is within easy driving distance and the major towns of Tunbridge Wells, Lewes, Heathfield, Battle and Eastbourne also offer a variety of shopping, commercial and recreational facilities.



There is an excellent choice of state and private schools in the area including the popular Dallington Primary School, St Andrews Preparatory in Eastbourne, Vine Hall at Robertsbridge, Bede's at Upper Dicker, Mayfield and Eastbourne College.



Stonegate, Etchingham and Battle stations all offer a good service to London. The A21 at Battle provides connections to the national motorway network and the M25 giving access to London Heathrow and Gatwick airports. The M20 provides connections to the Channel Tunnel, ferry ports and International Eurostar station at Ashford.





## The Property

Trumpetts Farm is a wonderful Grade II listed period house with stunning gardens, set in an idyllic village location offering high degree of privacy. The property is believed to date back to the 16th century (or earlier) and is of timber-framed construction with attractive part-tile hung upper elevations. Internally, the substantial family accommodation extends to 4135 square feet, arranged over four floors, and is beautifully presented throughout. This handsome house has been sensitively modernised to provide a perfect blend of amenities for modern living and the character features.

Arranged around a central inner hall with a useful cloakroom, the ground floor accommodation includes an impressive drawing room with exposed timbers and a charming inglenook fireplace with wood burning stove. Steps lead to a dining room which has a feature fireplace. The spacious reception hall also has an inglenook fireplace with a wood burning stove. There is also a library with bespoke shelving and a well-proportioned Study/sitting room with French doors to the south facing garden.

The spacious kitchen with period tile stunning flooring, a range of wall and base units, a four-oven Aga and a fitted utility room. The kitchen opens into a triple aspect garden room and French doors to the rear patio. The property also benefits from a generous cellar, suitable for a variety of uses.

There is also a pantry.

On the first floor, the principal bedroom benefits from an en suite bathroom as well as a dressing room. There are four further generous double bedrooms, one of which has access to a 'Jack and Jill' bathroom. There is also an additional family bathroom on this level.

On the second floor the property offers a large 24 ft. office with exposed vaulted ceiling, suitable for use as an additional bedroom/hobby room if required.



## Outside

The house is approached through twin stone pillars and electric wooden gates over a sweeping gravelled driveway providing parking for multiple vehicles and giving access to the garaging. There is also a detached double garage with adjoining wood store and carport and with external steps rising to a useful first floor with shower room and w.c. suitable for a variety of uses.

The beautifully maintained landscaped garden is a particular feature of the property and is laid mainly to lawn, interspersed with mature topiary, well-stocked flowerbeds, shrubs and mature trees. There is also a large garden pond with footbridge and a small waterfall. Numerous seating area and paved terraces to two aspects, one with a gazebo covering and the other with raised koy pools. There are two garden ponds and a waterfall. The stunning gardens provide the perfect setting for entertaining and al fresco dining. In all about 2.5 acres.



## Property Information

**Tenure:** Freehold

**Services:** Mains water and electricity. Oil-fired heating.  
Mains drainage.

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

**Council Tax:** Band G

**EPC:** N/A

**Postcode:** BN27 4RD

**Directions:** From the A265 north of Heathfield, head south on Battle Road/B2096 (signposted Punnetts Town/Battle). Continue for 5 miles then turn right (by The Swan Inn in Dallington) onto South Lane (signposted Bodle Street Green). After 0.7 of a mile, turn right at the small triangle of grass (signposted Bodle Street). Continue for 2.5 miles and turn right onto Trumpetts Lane. The entrance to Trumpetts Farm will be found after a short distance on the right-hand side (with wooden gates between stone pillars).

**What3Words:** [www.what3words.com/outs.bared.foggy](https://www.what3words.com/outs.bared.foggy)

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



(Excluding External Carport / Wood Store)

