



EQUUS

Country & Equestrian



FRESHFIELDS FARM

FRESHFIELDS FARM, Saltmarsh Lane, Mulbrooks, Hailsham, East Sussex BN27 2RG



Country, Equestrian & Coastal. An attractive detached 4-bedroom country house set in 4 acres (*TBV) with equestrian facilities plus a 1 bedroom, sitting room/kitchenette annexe and detached brick office/workshop.

The property occupies a rural location around 5 minutes hacking/walking distance to the cuckoo trail offering excellent off-road riding/ country walks & is also around 15 minutes drive to the coast at Eastbourne & Pevensey Bay. The property is approached to the front via formal electric gates into a large tarmac driveway & parking/turning area with adjacent double garage including a useful brick room to the rear.

The well organised equestrian facilities include a BARN of five loose boxes, store/shelter & hay store (power & water connected), 20m x 40m riding arena, concreted yard with further shelter/store & three paddocks all hedge and fence enclosed.

The attractive accommodation offered within this character family home includes: Entrance Hall, Sitting Room with bay window with double doors opening into a large conservatory/dining room. The kitchen/breakfast room with bay window offers a wonderful space with underfloor heating, Travertine tiled floor, granite work surfaces, double butler sink and bespoke kitchen units. Immediately off the kitchen there is a double aspect dining /family/TV room plus a useful utility room with dog/boot room & adjacent cloakroom with shower & underfloor heating. On the first floor, the master bedroom is double aspect with three further bedrooms and a good size family bathroom.

Outside there is a large, enclosed garden to the rear mainly laid to lawn with adjoining orchard & expansive gravelled sitting out area. For those with keen equestrian interests the venues of Golden Cross, Ardingly, Hickstead, Fille & Brightling are in convenient horse box distance & there is horse racing at Plumpton.

LOCATION & AREA AWARENESS

The property is situated in a rural location conveniently located near Hailsham town centre with its wide range of shops & amenities, leisure centre with pool, supermarkets, banks etc. and well served with a variety of private and public schools - For rail connections to London there are main line stations around 10 minutes' drive at Berwick & Polegate (80 mins. Service to London - Victoria). For road Links the A22 provides connections to the national motorway network. The coastline is easily accessible at Eastbourne, Pevensey and Sovereign Harbour (around 15 minutes' drive) and the South Downs is just a short drive away. State and private schools within easy reach include Hawks Farm Primary School and Hailsham Community College, St Bedes a Upper Dicker and Moira House and Eastbourne College at Eastbourne. The property is superbly located for off road riding and country walks/cycle tracks being directly adjacent to The Cuckoo Trail a former railway line that stretches from Heathfield to Eastbourne Park, and which can be directly accessed to the rear of the property with no roadwork required for pedestrians. Access for horse riders begins on the Trail entrance located on Summer Hill Lane. For wildlife watchers the nearby Pevensey Levels is a designated nature reserve and a wetland wildlife haven as well as being a site of Special Scientific Interest.

ACCOMMODATION

Refer to the FLOOR PLAN/S for layout and dimensions.

4-bedroom property | 1st floor family bathroom | Large kitchen | Dining / family room | Large Conservatory

| Boot room | Utility room | Shower / WC | ANNEXE - 26' 27" long x 12'6" wide including 1 bedroom (11'4 x 8'), Wet room (5'6 x 5'6) and open plan kitchenette & sitting/dining room. Detached Office / workshop.

EQUESTRIAN FACILITIES / OUTBUILDING & RIDING OUT

Refer to the floor plan.

The equestrian facilities lie to the other side of the house and comprise a BARN (Outbuilding 4) which includes 5 loose boxes, store/shelter, and hay store.

OUTDOOR RIDING ARENA - 20m x 40m sand school. All weather surface.

Concreted yard with SHELTER / STORE. There are two good sized paddocks and a third smaller one. One of the paddocks has direct access to the road whilst another has a pond. The paddocks are hedge and fence enclosed.

Adjacent to the house, and of similar construction, a DOUBLE GARAGE with two up-and-over doors and a BRICK ROOM to the rear, currently used as a tack room, as well as a rear door out.

To the front, accessed from the road via electric gated entry, there is a large tarmac turning/parking space which also leads to the stabling and manège. There is some lawned garden at the front of the house. A pedestrian gate opens to the side of the house and leads to an expansive gravelled sitting out area next to the conservatory from where a step leads up to the ANNEXE (not on floor plan) and Outbuilding 3 OFFICE / HOBBY ROOM / MUSIC ROOM .

The principal garden lies to the rear of the house; it is largely laid to lawn with an established apple tree and is hedge and fenced enclosed with a further area of lawn beyond which could easily be used as a paddock.

The Cuckoo Trail is a 14-mile (23 km) footpath and cycleway which runs from Hampden Park to Heathfield in East Sussex. It passes through the towns of Polegate and Hailsham, as well as the villages of Hellingly and Horam.

History. The Trail largely follows the route of a disused railway line, the Cuckoo Line, which opened in 1880 and ran between Eridge and Polegate railway stations, creating a direct route between Eastbourne and London.

LAND & GROUNDS

The whole is a fraction over 4 acres (*TBV) and is 2 Land Registry Titles. The acreage and or land shown / stated on any map and or screen print for the property is *TBV - (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan. BRIDLEWAYS / CYCLE PATHS / FOOTPATHS etc - The Cuckoo Trail is a short distance away.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in





buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

MATERIAL INFORMATION

TENURE: Freehold
 PROPERTY TYPE: Detached 2 storey.
 PROPERTY CONSTRUCTION: Brick
 NUMBER & TYPE OF ROOM/S: 4 bedrooms / 3 receptions / see attached floor plans.
 PARKING: Multiple / off road / plus double garage
 FLOOD RISK: Zone 3
 TITLE NUMBER/S: ESX93672 / ESX198900
 LOCAL AUTHORITY: Wealden District Council
 TAX BAND: F
 EPC RATING: E 48/99. Certificate number 8748-7629-2770-9983-4996. Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

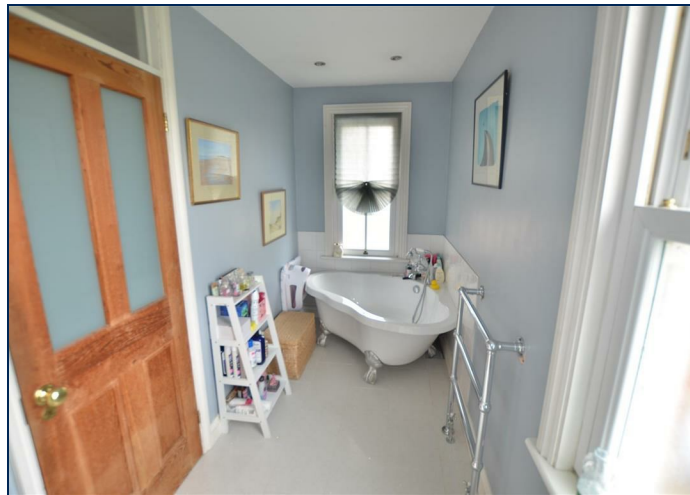
SERVICES

HEATING: Mians gas.
 SEWAGE: Private septic tank.
 WATER SUPPLY: Mains.
 ELECTRICITY SUPPLY: Mains.
 BROADBAND: Fibre to premises - see useful website links.
 MOBILE COVERAGE: EE - see useful website links.

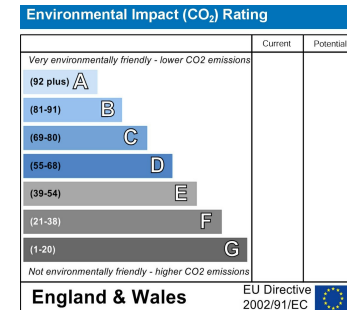
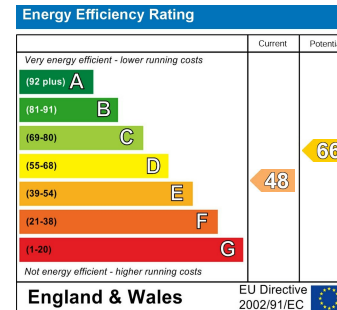
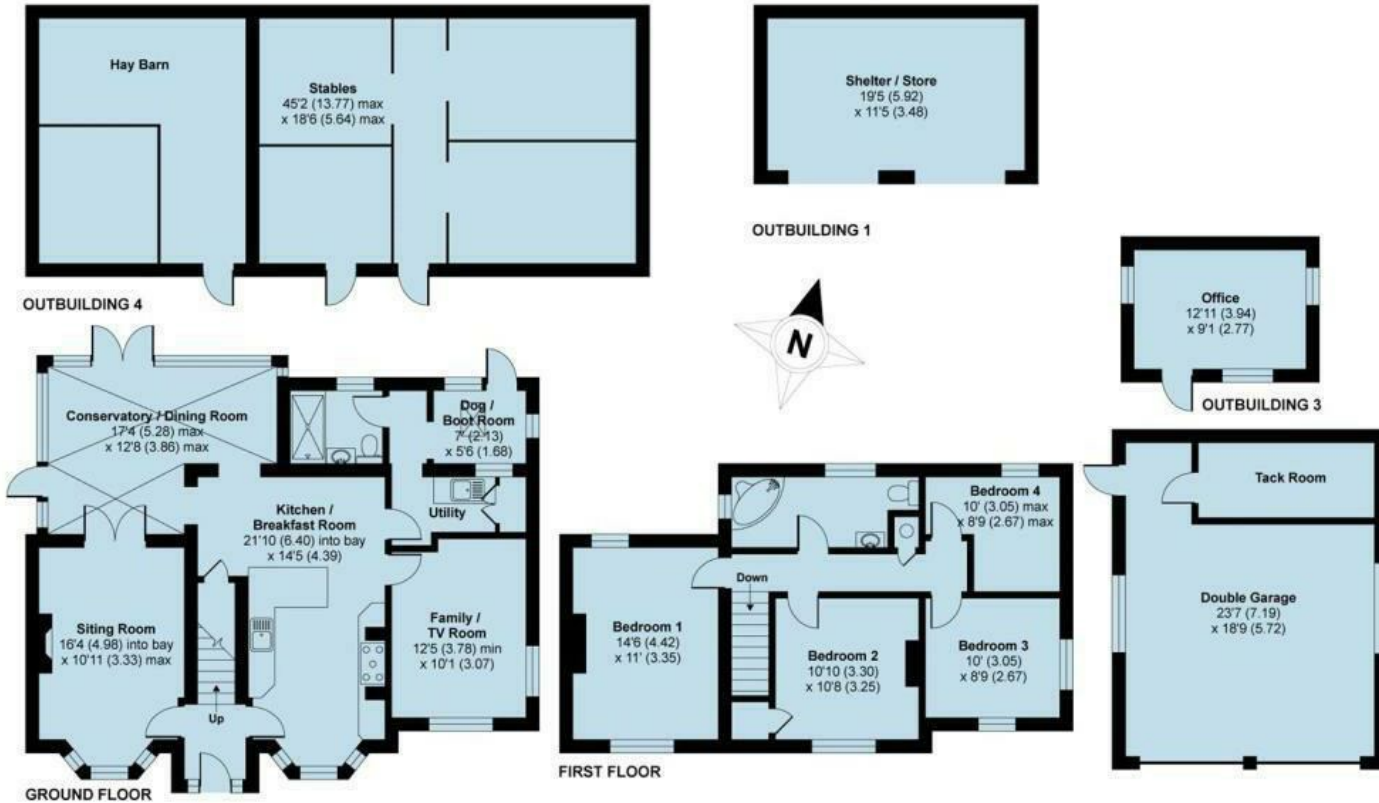
VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
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Guide price £925,000



APPROX. GROSS INTERNAL FLOOR AREA 1658 SQ FT 154 SQ METRES (EXCLUDES GARAGE & OUTBUILDINGS)



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