



EQUUS

Country & Equestrian



TURKEY FARM



TURKEY FARM, St. Marys Lane, Bexhill-On-Sea, East Sussex TN39 5JE

Modernised and refurbished family home with an additional large, detached brick barn approx. 2000sqft including rear workshop, suitable for multiple uses including, (subject to the usual consents), further ancillary accommodation.

Private track/drive in it's own rural enclave of 2.85 acres (*TBV) of grounds/pastureland. Further outbuildings include 3 stables, workshop/hay/feed store, garden room and home office. (N.B. Scope to adapt some of the outbuildings to more stabling if required).

The property is surrounded by farmland with a good choice of local country walks and bridleways. Nearby beach riding can be enjoyed at Cooden around 3 miles away and there are a range of water sports and leisure/recreational options on the doorstep at the coastal destinations of Bexhill and Eastbourne.

The house itself has been completely remodelled and refurbished by the current owners and offers a blend of traditional and modern design, with living areas including a substantial inner hall with dining area, modern kitchen with breakfast bar, sitting room with brick inglenook fireplace, shower room & wc, separate utility room. On the first floor there are 4 bedrooms and a modern family bathroom.

Outside there is a walled garden and further grounds which lead to the pastureland. (N.B. formerly there was a riding arena within the grounds which has now been covered over but could be re-established subject to permmiss

LOCATION & AREA AWARENESS

The property is is set down a private track/drive of approximately 200 metres approached from a lane and is the last property on the track located between Ninfield village and Bexhill on Sea.

Ninfield has a general store/post office, petrol station, church, two public houses, village hall and a bus stop.

The historic town of Battle (6.2 miles) lies to the North and has a broad range of shops and restaurants, as well as a mainline station connecting to

London Bridge/Charing Cross) whilst the coastal towns of Bexhill-on-Sea and Eastbourne are some 3 miles and 10 miles respectively offering a range of water sports and leisure/recreational options on the doorstep. The location also offers a good choice of country walks, cycle trails and bridleways with nearby beach riding at Cooden also around 3 miles away. (N.B. Check details of permitted times for horse riding on the beach). There are several state and private schools within reach including Ninfield primary school; Claverham Community College and Battle Abbey at Battle; Bede's at Upper Dicker; Eastbourne College and Moira House at Eastbourne.

ACCOMMODATION-refer to the floor plan

The property has been completely re-modelled and refurbished by the current owners and offers a substantial inner HALL with an area set aside for DINING with an array of built in cupboards. There is a modern KITCHEN with BREAKFAST BAR, UTILITY ROOM, rear WC and SHOWER ROOM, plus large SITTING ROOM with inglenook brick fireplace and door out to the side garden giving access to the rear yard. On the FIRST FLOOR there are 4 BEDROOMS and a modern family BATHROOM.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans for the dimensions and layout of the outbuildings complex

DETACHED BARN - Large barn of brick construction arranged over 2 floors (over 1044 sqft excluding attached rear workshop) and assorted rooms and also including stables and an integral garage with secure doors. This barn could be suitable for multiple uses including, subject to the usual consents, further **ANCILLARY ACCOMMODATION**. It overlooks the yard and stables and there an adjacent side garden and directt access to the driveway between the stables.

LIBRARY / HOME OFFICE / HOBBIES / GARDEN ROOM - (approx. 100 sqft), attached to the BARN historically used as an office/reading room which could also be incorporated into the conversion of the barn and overlooks the side garden.

STABLES - 3 timber loose boxes including corner box, on concrete yard, of





assorted sizes with rear windows.

GARDEN / WORKSHOP / CHICKEN COOP - further buildings adjacent to the stables and on the yard, suitable for a multitude of uses including adapting to more stabling and/or tack and feed / hay stores.

LAND & GROUNDS

The total acreage is 2.85 acres (*TBV), this includes the property, yard, outbuildings and parking area. The pasture slopes down to an area of wetland.

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.

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 & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached PROPERTY CONSTRUCTION: Rendered block or brick

NUMBER & TYPE OF ROOM/S: 3 beds / 2 recs / 2 bath - shower rooms. See attached floor plans. PARKING: Multiple off road private track & drive

FLOOD RISK: Zone 1. Little or none.

LOCAL AUTHORITY: ROTHER DISTRICT - TAX BAND: F

EPC RATING: C 69/94. Certificate number 0548-3039-1203-8054-6200.

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil. SEWAGE: Aerobic treatment sewage tank / WATER

SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

BROADBAND: EE / Sky / Starlink / 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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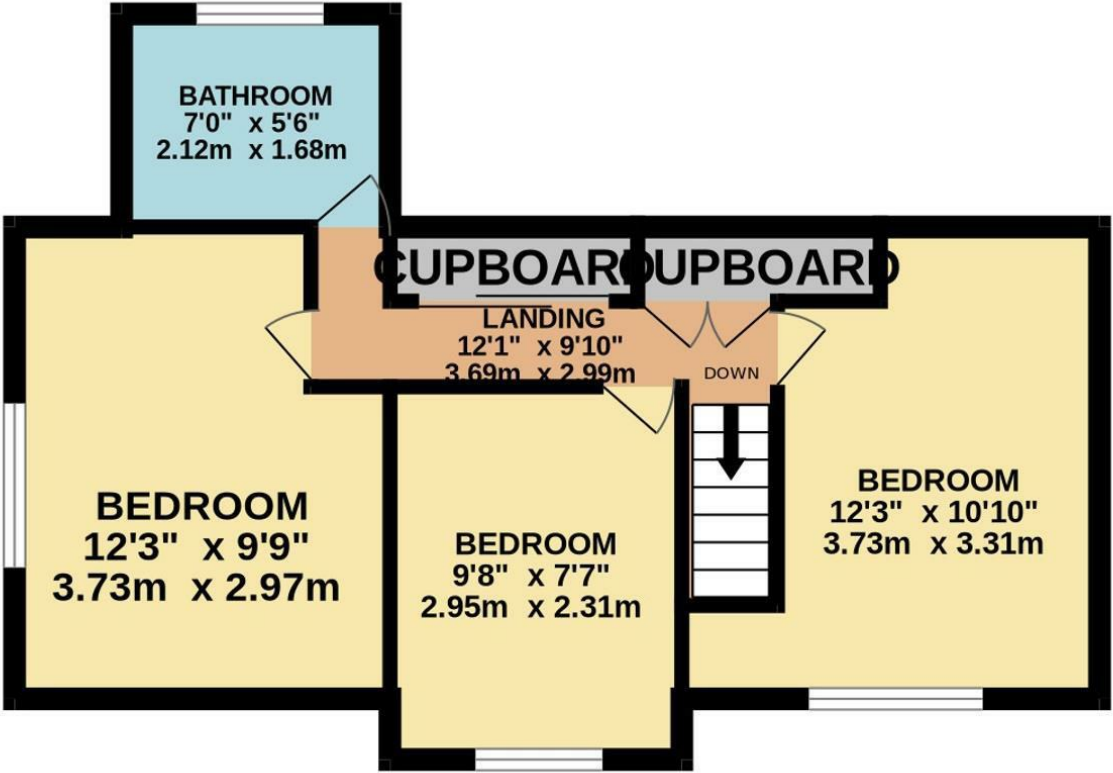
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DIRECTIONS

Offers over £950,000



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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