



EQUUS

Country & Equestrian



PLUM HILL FARM



PLUM HILL FARM, Stunts Green, Herstmonceux, East Sussex BN27 4PN

Perfectly located in it's own rural enclave. A substantial detached country residence in 12 acres (*TBV) of grounds and pastureland with excellent EQUESTRIAN FACILITIES. This beautifully designed family home offers 6 bedroom accommodation currently arranged as 4 bedrooms in the main house and 2 bedrooms in an attached two storey ANNEXE. A further detached 'heritage style' triple bay garage has an open plan first floor area offering scope for use as guest accommodation. All ideal for multi generational living.

The property enjoys an enviable rural position backing onto open fields with panoramic views over surrounding countryside towards the South Downs & with immediate access to bridleways. The bespoke well equipped equestrian complex includes: 6 high specification loose boxes, foaling box, tack room, feed rm, washdown bay, covered grooming area & Olympic sized all weather manege.

This unique 'New England Style' farmhouse presents an ideal opportunity for those seeking extended family living and/or grooms/staff accommodation and is presented to a very high standard offering stylish, well proportioned, contemporary living with an abundance of natural light throughout the interior.

The property is situated at the end of a secluded and private lane approached from an extensive gravelled entrance drive leading to a the Heritage style detached double garage and guest flat and with spacious parking for horseboxes. Within the surrounding grounds there is a family leisure area with plumbed in toilet adjacent to a pond (stocked with fish) offering an ideal location for camping out and party functions. The balance of the land is laid out as paddocks with a small area of woodland.eip.

LOCATION & AREA AWARENESS

Located at the end of a secluded and quiet private lane in Stunts Green a pretty hamlet which is about a mile to the north west of the village of Herstmonceux on the southerly edge of the High Weald Area of Outstanding Natural Beauty. Herstmonceux offers a good range of local shops and services including village store, post office, public houses, restaurants and a medical centre; it is also renowned for its beautiful Elizabethan moated castle and The Observatory Science Centre.



The larger market town of Hailsham is about 4 miles to the west with a good selection of shops and supermarkets. The coastal town of Eastbourne is about 12 miles away and the Royal Spa town of Tunbridge Wells about 20 miles to the north. The Comphurst Cross Country training facility is only 2 miles away. The Golden Cross Equestrian Centre is about 7.4 miles and The All England Jumping Course at Hickstead about 30 miles.

Battle mainline station (London Bridge/Charing Cross) is about 9.5 miles and Polegate station (London Victoria) some 8 miles. State and private schools in the area include Herstmonceux primary school; Hailsham Community College; Heathfield Community College; Claverham Community College; Vinehall preparatory school; Bede's at Upper Dicker; Battle Abbey in Battle; Moira House and Eastbourne College in Eastbourne. The mainline train stations of Polegate and Stonegate are within convenient driving distance, making this property ideal for London commuters.

ACCOMMODATION

refer to the floor plans attached online and in the brochure

The Main House includes on the GROUND FLOOR -

An impressive galleried and vaulted reception hall leading to a striking 27ft open plan kitchen & breakfast room with an extensive range of high gloss Italian style units and providing all the prerequisite of modern family living. An open plan adjoining dining room offers a fantastic space for entertaining purposes with bifold doors leading out to a further decked alfresco dining area. A beautiful 19' triple aspect sitting room features an open fireplace and woodburner and also has access to a side and rear decked sitting out area. An all essential downstairs utility room and separate cloakroom offers space for white goods and for boots and outdoor clothing as well as being a suitable dog retaining area. An elegant balustrade staircase leads from the vaulted reception hall to -

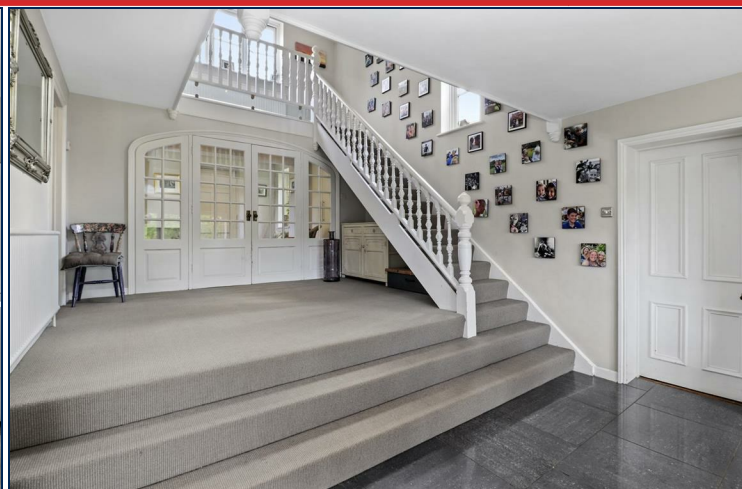
FIRST FLOOR - which includes: Master Bedroom with luxury en-suite shower room, 3 further double size bedrooms, all with stunning countryside views plus a luxury family bathroom.

The two storey adjoining ANNEXE includes: on the GROUND FLOOR

Reception Hall, large open plan sitting room/dining room with doors out to decked sun terrace, kitchen with an extensive range of oak units, Study/hobby room. First Floor: spiral staircase up to landing, 2 double bedrooms one with exterior balcony with glazed frontage. Bathroom/shower room.



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EQUESTRIAN FACILITIES & OUTBUILDINGS

Very well configured and in good condition with all the right facilities. Water & power/lighting - 3 x yard taps.

The whole yard is concreted with a central walkway straight to the riding arena.

STABLES - 6 x timber loose boxes (12ft x14ft) & 1 foaling box (12ft x17ft).

TACK ROOM - 12ft x 16ft with sink.

HAY & FEED shed 12ft x 16ft.

UNDER COVER wash/shoeing area

RIDING ARENA - 20m x 60m rubber & sand surface.

Turn out PEN - to the side and connected to the yard.

DETACHED HERITAGE STYLE TRIPLE BAY GARAGE WITH OPEN PLAN FIRST FLOOR AREA - Scope for use as guest accommodation.

LAND & GROUNDS

The property is on two titles ESX372845 (Freehold) 3.967 acres (*TBV) which is the main house drive and equestrian facilities with grazing to the end and side of the plot. ESX367823 (Freehold) 7.738 acres (*TBV) is the main grazing area with some woodland.

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

TENURE: Freehold / PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick and Block.

NUMBER & TYPE OF ROOM/S: 4 bedroom, further 2 in the annexe / 2 kitchens / 4 bathrooms / 4 plus reception rooms see attached floor plans.

PARKING: Multiple off road / shared access and then gated secure private drive.

FLOOD RISK: Nil / TITLE NUMBER/S: See land paragraph.

LOCAL AUTHORITY: WEALDEN DC / TAX BAND: G

EPC RATING: D 67/79. Certificate number - 7632-9826-4100-0451-7226 Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES & OUTGOINGS

HEATING: Oil / SEWAGE: Private cess pit / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

BROADBAND: Fibre to premises -see useful website links.

MOBILE COVERAGE: EE & Vodafone reception indoors / outdoors - see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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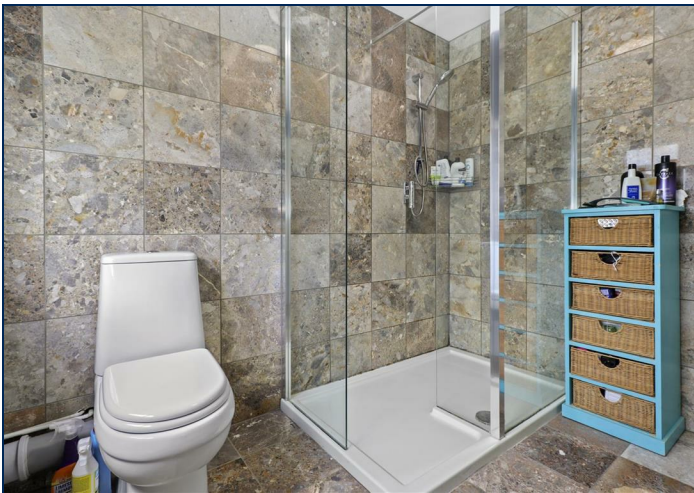
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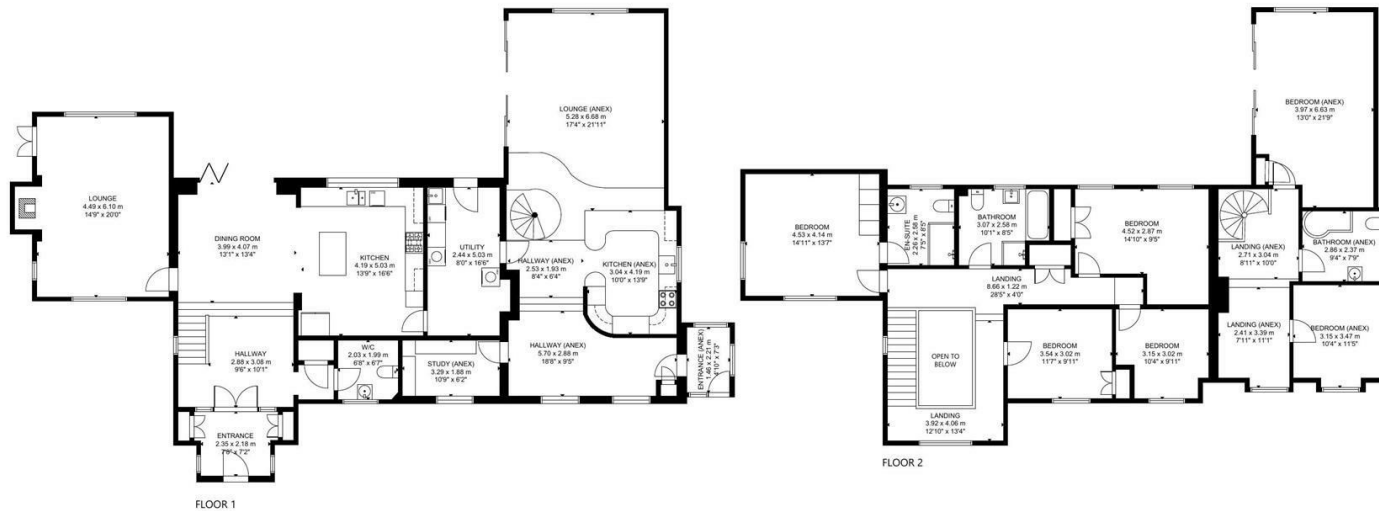
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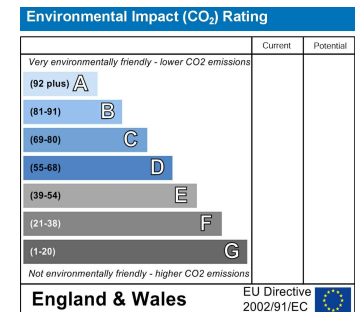
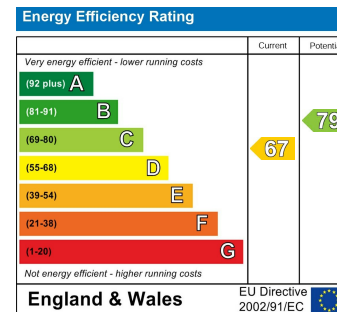
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Guide price £1,950,000



GROSS INTERNAL AREA
TOTAL: 352 m²/3,794 sq ft
FLOOR 1: 193 m²/2,081 sq ft, FLOOR 2: 159 m²/1,713 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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