



HUGGETTS FURNACE MILL FARM
STONEHURST LANE, FIVE ASHES, MAYFIELD, EAST SUSSEX, TN20 6LL



**Lambert
& Foster**

GATWICK AIRPORT 29 MILES | TUNBRIDGE WELLS 11.3 MILES | JARVIS BROOK STATION 3 MILES

HUGGETTS FURNACE MILL FARM, FIVE ASHES, MAYFIELD, EAST SUSSEX, TN20 6LL

A beautifully renovated two/three-bedroom detached period home in a truly idyllic rural location with a detached one-bedroom music studio/annexe and a large agricultural barn with garage near the popular village of Mayfield.

OIEO £1,000,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this exquisitely renovated two/three-bedroom detached period home, formerly a water mill, with a detached one-bedroom music studio/annexe and a detached agricultural barn with the potential for conversion (STPP) in an idyllic rural setting near the sought-after village of Mayfield.

This unlisted property has a rich history, and it is believed that canons used in the navy of Henry VIII were once produced on the site. The current owners have meticulously bought the property into the modern age with beautiful finishes in every room. The property, which has 1462 sq. ft. of internal living space in the house and a further 361 sq. ft. of space in the music studio/annexe, is located down a long drive in a tranquil private setting. The main house is set over three floors and has on the ground floor, an open plan kitchen/dining room and a utility room. On the lower ground floor there is a large sitting room/bedroom while on the first floor are two further bedrooms and a family bathroom with shower. From the kitchen/dining room there are French doors leading to a decked terrace overlooking the garden, stream and paddock. The open plan kitchen/dining room is a particular feature of the property and benefits from parquet flooring, bespoke wall and floor kitchen cabinets, wall mounted ovens, ample storage and a wood burning stove. A host of character features are on display in the property including the original mill workings in the kitchen/dining room.

The family bathroom has been beautifully appointed with a large free standing copper lined bath and a separate shower.

The property also benefits from photo-voltaic panels on the roof of the outbuilding given an approximate annual income of £1,900 (TBV).



OUTSIDE & MUSIC STUDIO/ANNEXE & BARN

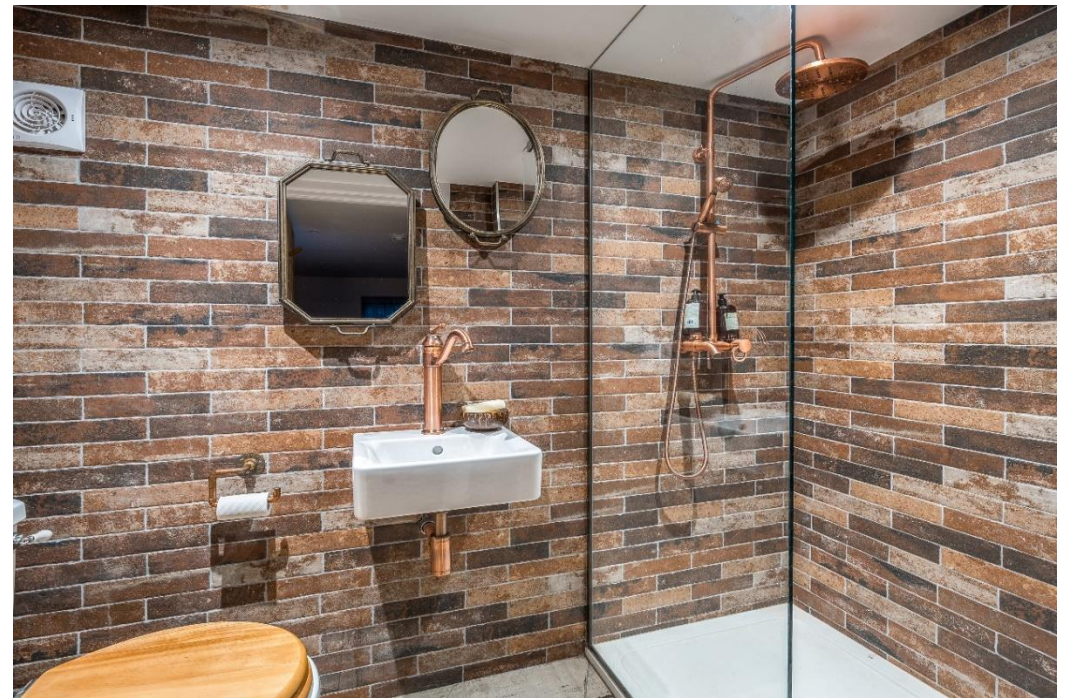
The property is found in a truly beautiful setting with a meandering stream running past the main house. Much of the 1.15 acres (TBV) has been left as paddock making for a peaceful setting in which to relax and enjoy nature.

To the rear of the property, you find a detached and newly renovated music studio/annexe which incorporates a main living room with kitchen, an office/bedroom and a shower room. There is also further storage in the roof space.

To the front of the property there is ample parking and an agricultural barn with a storage room and a garage measuring more than 1300 sq. ft. which could be converted into other use as required (STPP).

- Stunning rural setting
- Chain free
- Barn
- Music studio/annexe
- Beautifully renovated throughout



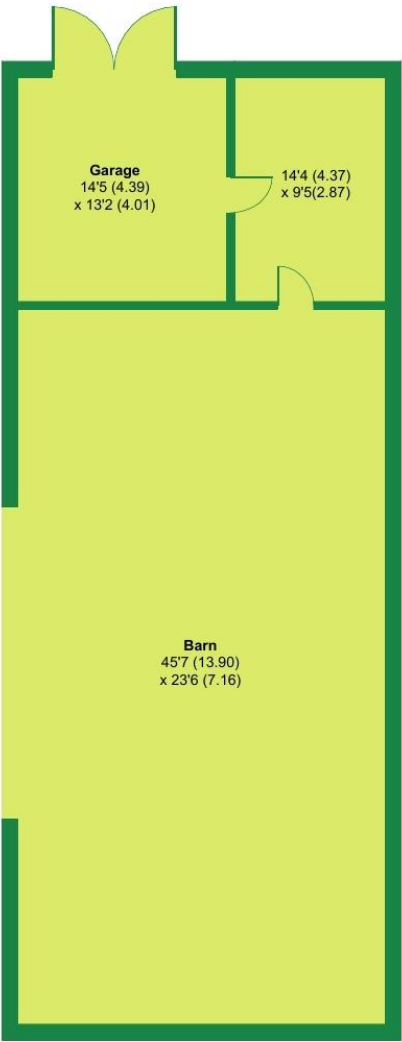


FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Huggetts Furnace Mill Farm, Stonehurst Lane, Five Ashes, Mayfield, TN20 6LL

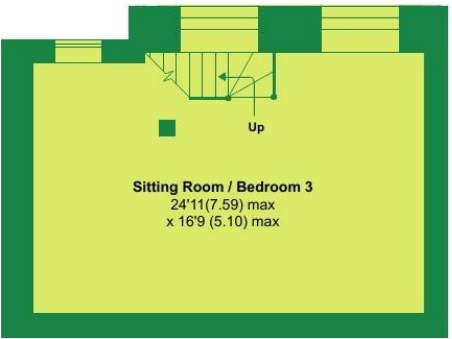
Approximate Area = 1335 sq ft / 124 sq m
Limited Use Area(s) = 127 sq ft / 11.7 sq m
Music Studio / Annexe = 361 sq ft / 33.5 sq m
Garage = 191 sq ft / 17.7 sq m
Outbuilding = 1216 sq ft / 112.9 sq m
Total = 3230 sq ft / 300 sq m
For identification only - Not to scale



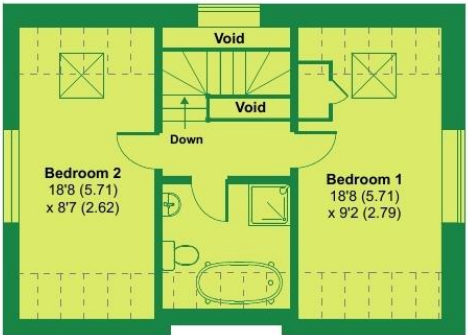
Denotes restricted head height



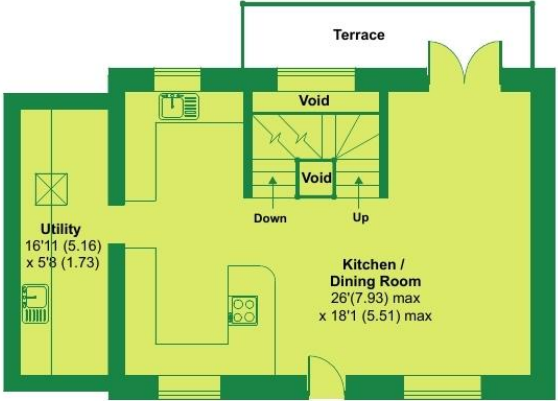
MUSIC STUDIO / ANNEXE



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: THRASHING.TWINKLING.MAGNUM

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Shared Septic Tank **Heating:** Oil

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band E **EPC:** D (68)

COVENANTS: Covenants Relate to this property please contact the office for more information

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Weatherboard elevations & tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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