

**RUSH
WITT &
WILSON**



**School Farm Top Road, Battle, TN33 9EY
Offers In Excess Of £825,000**

Rush Witt & Wilson are proud to present to the market this attractive Grade II listed period farmhouse just a short distance from Hooe village. It sits in a prominent position with a large wrap around garden which enjoys stunning views over neighboring countryside and towards the sea.

The property is packed with character with a red brick, stone and tile hung elevations. Internally the rooms are generously proportioned and offers a versatile layout of three reception rooms, four bedrooms, additional cellar storage room, utility room, downstairs cloakroom w/c and with the addition of a loft room with potential to convert, subject to planning consent.

The house has oil central heating as well as three wood burning stoves. Outside is a large detached outbuilding, formerly the dandy brush saddlery shop, which could be used for a multitude of different uses subject to planning consent. The property is approached over the farm entrance with a right of way to the parking.

A viewing comes highly recommended via appointed sole agents Rush, Witt & Wilson.



Solid wood front door opening into:

Entrance Lobby

Doors leading through to the living room and also the front reception room:

Living Room

17'50 x 12'85 (5.18m x 3.66m)

Single glazed window to the front aspect, radiator, laid to carpet and large inglenook fireplace with inset wood burning stove.

Door leading through into:

Dining Room

12'21 x 15'21 (3.66m x 4.57m)

Two single glazed windows to the side aspect, pedestrian door leading to the side aspect, two radiators, laid to carpet, large inglenook fireplace with inset log burning stove and stairs leading to the first floor.

Door leading through into:

Kitchen / Breakfast Room

15'53 x 17'35 (4.57m x 5.18m)

Dual aspect with single glazed windows to the rear and side aspect with fitted kitchen which consists of:

A range of matching wall and base mounted units with worksurfaces over and a tiled splash back, integrated double oven, stainless steel sink with side drainer and mixer tap, inset ceramic hob and space for under counter fridge/freezer.

Vinyl flooring, radiator, doorway leading through into the utility room and front reception room. Steps leading down to the cellar room.

Utility Room

Single glazed window to the rear aspect, floor mounted Worcester oil fired boiler, space and plumbing for washing machine and brick flooring.

Door leading through into:

Cloakroom/wc

Single glazed window to the side aspect, part tiled walls,

continuation of the brick flooring, radiator, vanity unit with inset wash hand basin and low level w/c.

Cellar

Steps leading down too area of storage.

Front Reception Room

12'06 x 12'48 (3.81m x 3.66m)

Single glazed window to the front aspect overlooking the garden, radiator, feature fireplace and laid to carpet.

Access door from the entrance lobby.

First Floor

Landing

Built in storage, radiator, laid to carpet and doors to the following:

Family Bathroom

Single glazed window to the rear aspect with outstanding far reaching views over neighboring countryside, shower cubicle with Triton electric shower, vanity unit with inset wash basin, low level w/c, panel enclosed bath, radiator, part tiled walls and vinyl flooring.

Bedroom One

17'90 x 13'39 (5.18m x 3.96m)

Single glazed window to the front aspect with similarly outstanding views to the west, inset brick built fireplace, radiator, laid to carpet and built in storage cupboard.

Bedroom Two

11'18 x 13'38 (3.35m x 3.96m)

Single glazed window to the front aspect, brick built inset fireplace, radiator and laid to carpet.

Bedroom Three

12'13 x 15'65 (3.66m x 4.57m)

Single glazed windows to the rear with similarly westerly views, radiator, laid to carpet and access door with steps that lead to the attic space.

Bedroom Four

11'27 x 9'68 (3.35m x 2.74m)

Single glazed window to the rear, radiator and laid to carpet.

Attic Room

Large area of attic space which compromises of two large rooms, although not fully converted, could be used for future conversion subject to usual consents.

Outside

Detached Barn

31'7" x 13'9" (9.63m x 4.19m)

Previously used as a saddlery, insulated and retaining exposed beams with access from the front and also to the side from the garden, roof light windows to the south elevation, with a glass apex window to the front. There is also a cloakroom w/c with wash hand basin.

Gardens

The property does have a large garden which wraps around the property, with a large area between the property and the road creating a beautiful lawned garden which is partially wall enclosed. This area could be used to create additional parking (subject to planning consent). To the rear of the property an area of patio to the immediate rear of the house, with a large area of lawn. The rear garden can also be accessed via a five bar gate, which provides vehicular access to the rear. The rear garden also houses various brick outbuildings, which only add to the overall character of the garden. From most parts of the garden fantastic views across neighboring land can be enjoyed.

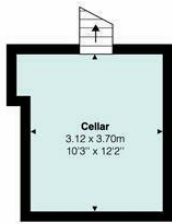
Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

We understand from the vendor the property will have a right of way over the farm entrance to both the rear garden and front/side of the property. The property is on private drainage, which the cesspit location is on the neighbors property.

Council Tax Band G

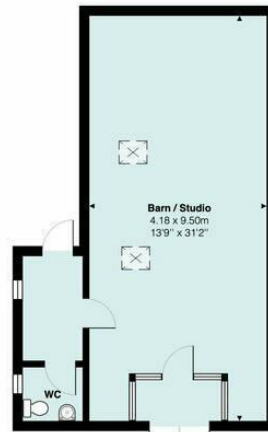




Ground Floor
Area: 88.4 m² ... 952 ft²



First Floor
Area: 88.4 m² ... 952 ft²



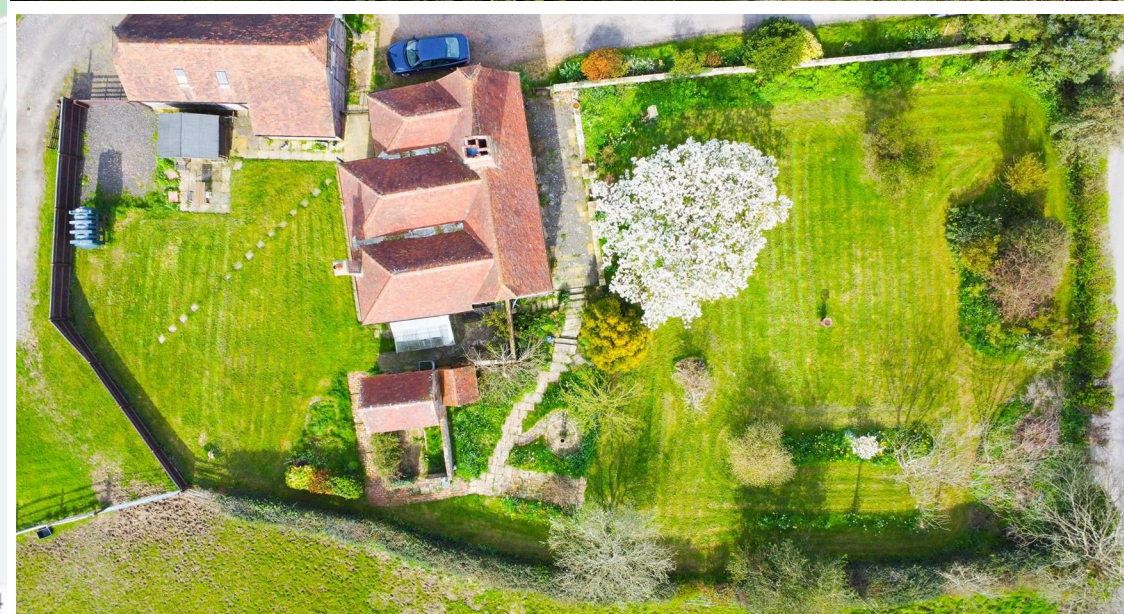
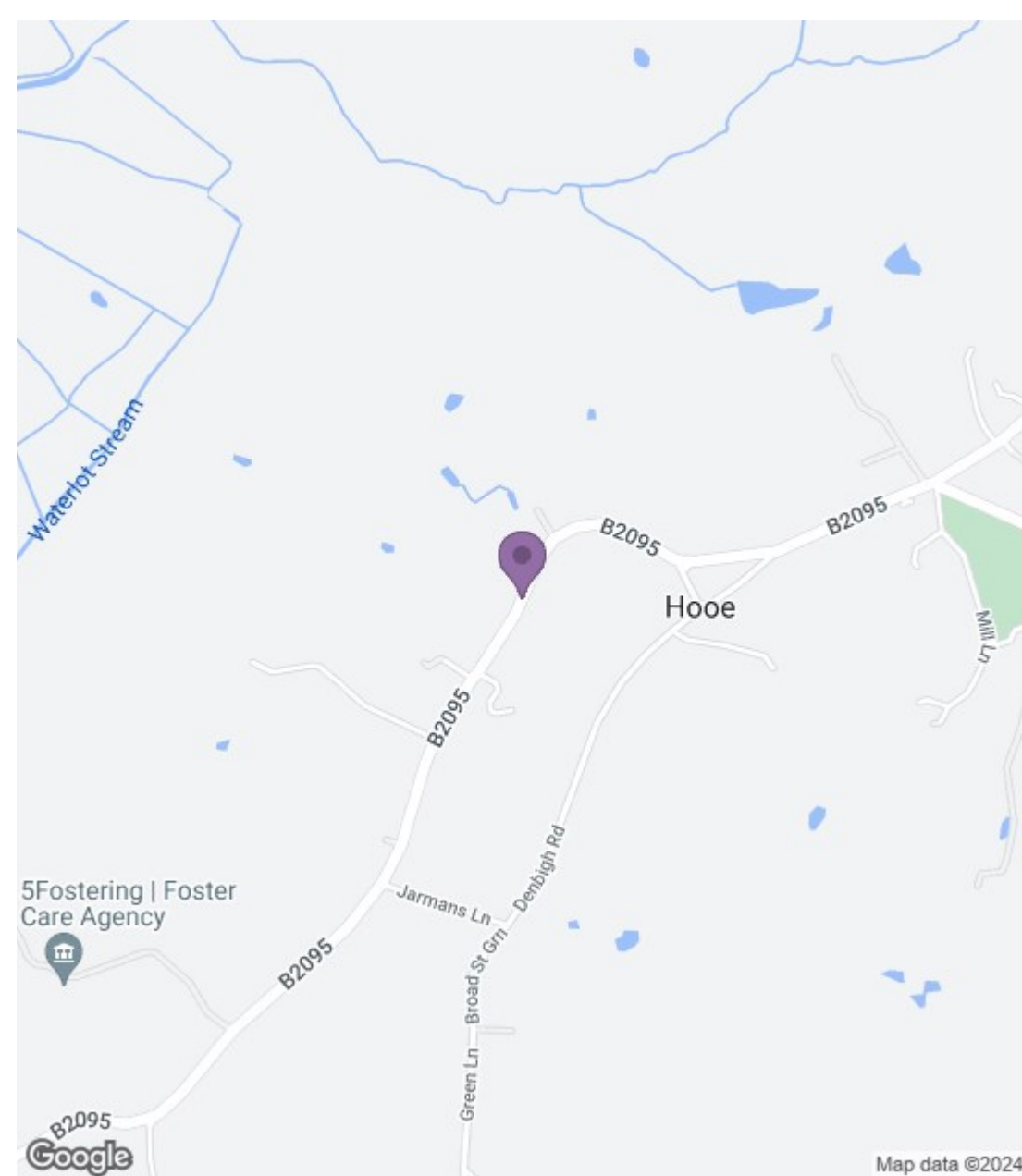
Barn
Area: 45.9 m² ... 494 ft²

School Farm, Top Road, Hooe Common, Hooe, TN33 9EY

Total Area: 234.5 m² ... 2524 ft²

All measurements are approximate and for display purposes only





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