

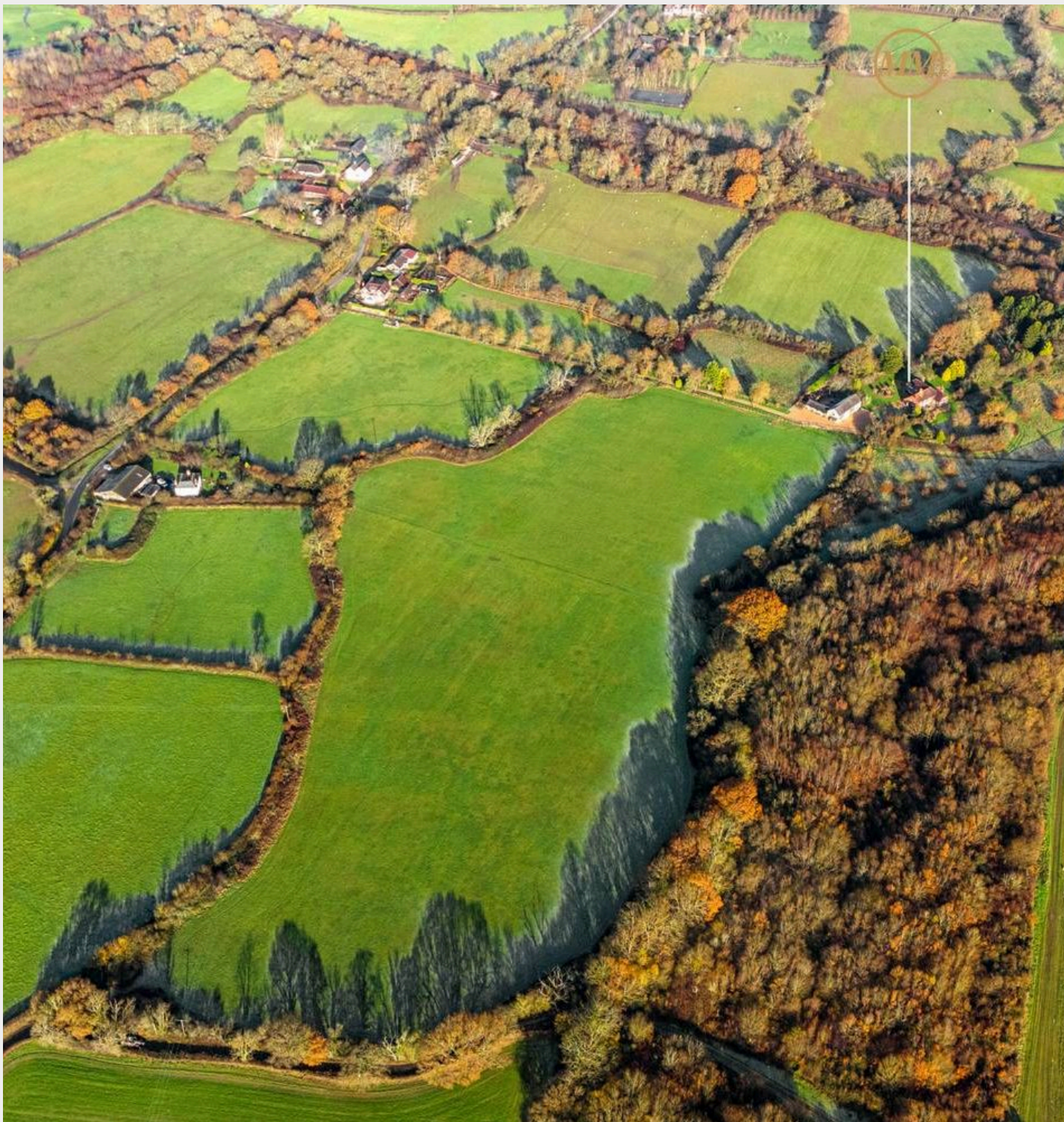


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Elmgrove Farm Streat Lane, Streat BN6 8RY

£2,250,000 Freehold



Elmgrove Farm Streat Lane

A 5 bedroom Grade II listed former hall house coming to the market for the first time since 1966 with numerous period features to include impressive Inglenook fireplaces. The oldest part dates from the 15th century with subsequent additions in the 1960's and 1970's. Situated at the end of an 250 m private tree lined drive and surrounded by it's own grounds extending to just over 25 acres to include a 15 acre paddock with stunning views to the South Downs. A flint barn provides development opportunity S.T.P.P with a garage to one side and a 1 bedroom ground floor annexe.

- Reception Hall & Cloakroom/Utility Room
- Kitchen/Family Room & Study
- Living Room & Dining Room
- Bathroom
- Master Bedroom & Ensuite
- 4 Further Bedrooms (3 with Ensuites) & Family Bathroom
- Long Private Driveway
- Flint Barn & Annexe
- Vacant Possession
- Gardens & Grounds Extending to 25 Acres





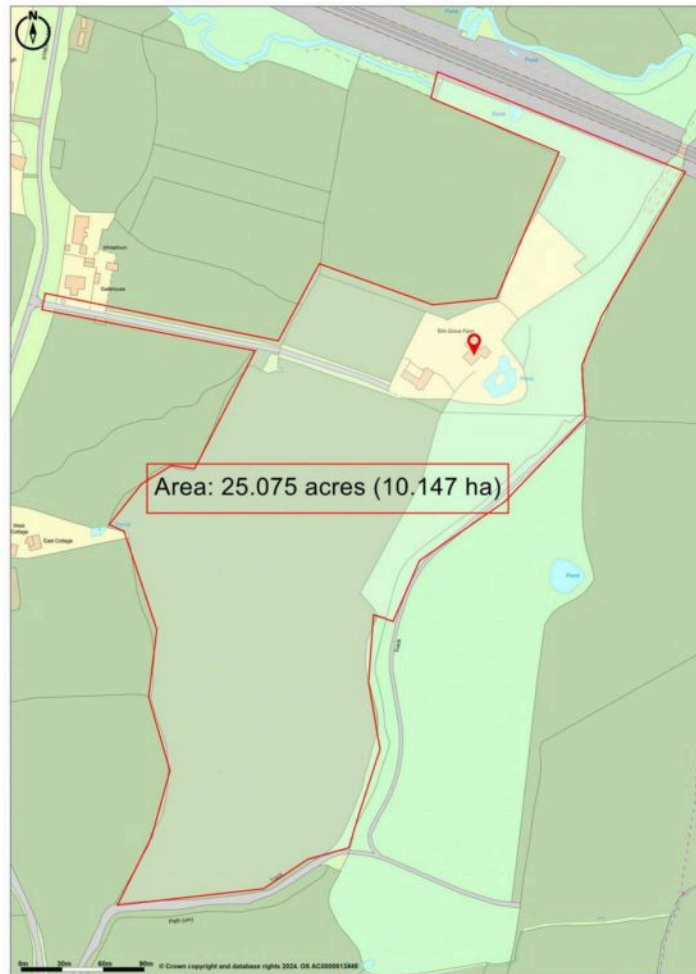
Elmgrove Farm Streat Lane

Situated in a wonderful rural location just off this highly regarded lane with stunning views to the South Downs and only a short walk of the Artelium Wine Estate and a few minutes drive of Mid Sussex Golf Course. Surrounded by open countryside the property is situated on the eastern outskirts of the historic village of Ditchling and on the western outskirts of the village of Plumpton which has a mainline railway station. The town of Burgess Hill also with a mainline station is 3.6 miles away and the seaside city of Brighton and Hove to the south is 12.7 miles away.

The accommodation comprises an enclosed porch which opens to a central reception hall with fireplace and a study leading off it. There is a utility room with sink unit and plumbing. The kitchen/family room is dual aspect with sliding doors to the terrace and gardens. Fitted with a good range of cupboards with worksurfaces and an integrated Belling electric range style cooker. Walk-in pantry with a cloakroom/wc leading off it.

The living room is an impressive triple aspect room with double doors to the garden and a feature Inglenook fireplace with inset display shelves and a log burner. The dining room also has an Inglenook fireplace with a door to the garden and stairs to the first floor. Downstairs bathroom.

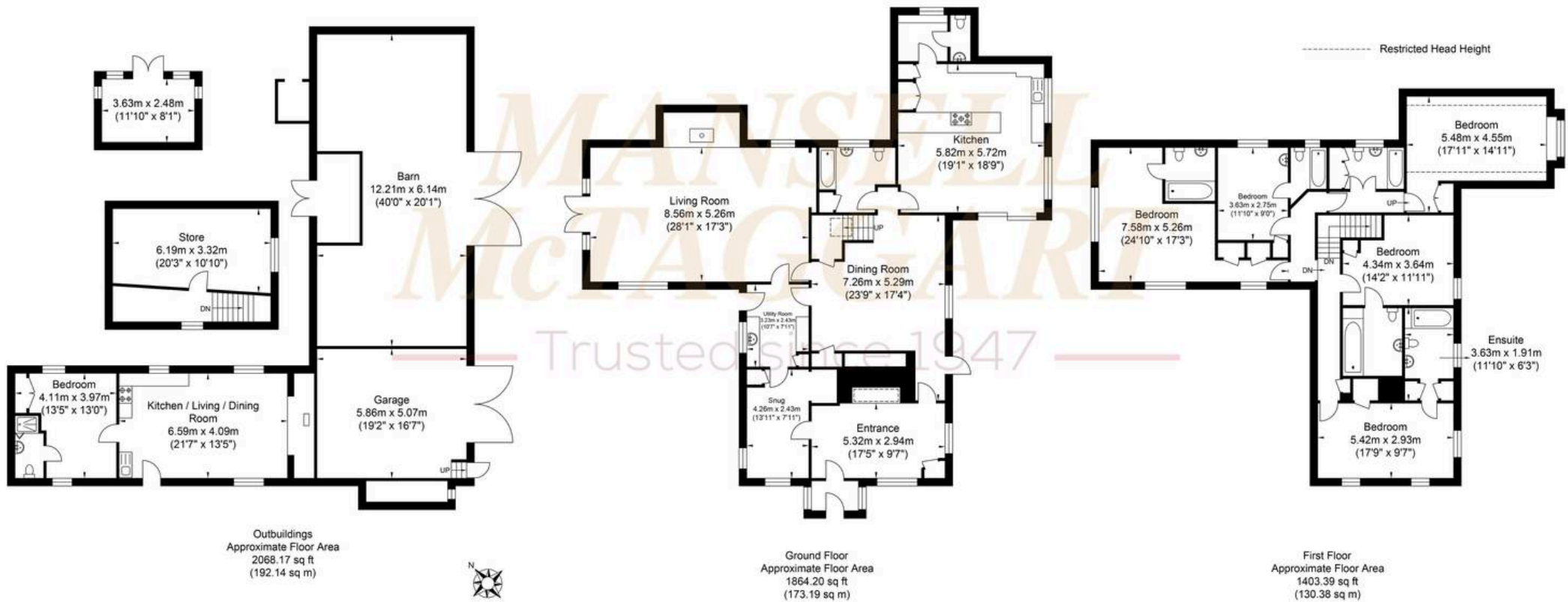
On the first floor the landing is divided into 2 sections with a hatch to the loft space. The dual aspect master bedroom has wonderful far reaching views to the South Downs and an ensuite bathroom. Bedroom 5 is located next to the master bedroom and also has an ensuite bathroom (both these rooms could be combined to create a generous master suite S.T.P.P). There are 3 further double bedrooms (2 with ensuite bathrooms) and a family bathroom.



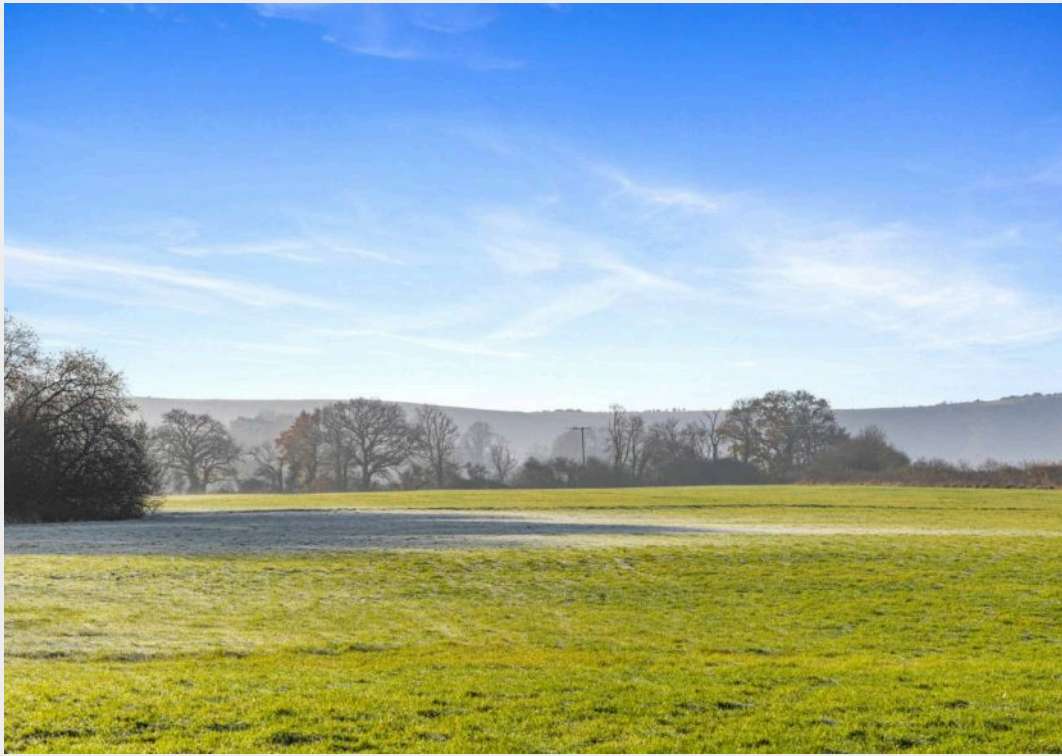
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Street Lane



Approximate Gross Internal Area (Excluding Outbuilding) = 303.57 sq m / 3267.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Outside the property is approached via a long private driveway. The house at the beginning of the driveway known as 'The Gatehouse' has permission over the initial part of the driveway to access their 2 fields.

Detached flint barn/garage and 1 bedroom annexe: The flint barn which houses the oil tank is currently accessed via 2 large wooden doors. To one side there is a garage with stairs to a first floor room. The one bedroom annexe comprises a kitchen/dining/family room with a bedroom and an ensuite shower room. To the eastern side there is a courtyard garden and the northern side there is a further courtyard garden enclosed by walls.

The gardens surround the house on all sides. To the front there is gated access to an area of lawn, pebble stones and a rockery with plants and ornamental trees. A pebble stone pathway leads to a large expanse of garden laid to lawn interspersed by trees and shrubs. Beyond this there is a former tennis court bordered by woodland. Summerhouse. To the eastern flank a generous terrace provides an ideal secluded entertaining area with steps to a further lawn with an attractive pond. Bridge to an island with willow tree.

Services: oil fired central heating, mains electric, private drainage via a WPL Diamond waste treatment plant installed in 2023.

NB: Please note there is a public footpath that slightly encroaches on the property. From Streat lane, the footpath runs through the Gatehouse's paddock (which lies to the right of the drive) before diverting onto the second half of the drive before crossing over into the 15 acre paddock opposite the annexe and heading directly east through the adjoining field strip before leading onto the neighbours property.

Council Tax band: G

