



Beestons, Vines Cross, Heathfield, East Sussex, TN21 9HB Guide Price **£1,000,000 – £1,100,000**

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Beestons

Vines Cross, Heathfield

An exceptional 5 bedroom 3 bathroom grade II listed detached farm house occupying a stunning plot of 1.5 acres of grounds/paddock in a beautiful rural position with a detached brick outbuilding, all surrounded by glorious open countryside.

Beestons is a most attractive period farm house, faced with a red brick lower elevation, tile hung above and underneath a hipped tiled roof. The property lies well within its plot with formal gardens surrounding all side of the property and a paddock found to the front. The accommodation is arranged over 2 storeys with high ceilings and a wealth of period features throughout. Having been significantly improved by the current owners a distinguishing feature of the home is the kitchen/breakfast room, beautifully arranged with bespoke heritage style cabinets, a central island and an angle nook fireplace with wood burning stove.

The accommodation extends to 3179 sq ft, the ground floor boasts 4 reception rooms with most enjoying a double aspect. The property is entered via an entrance lobby with a dining room found nearby which continues through to a sitting room, a snug and separate utility room. The kitchen/breakfast room measures 21'10 x 19'6 and is made up of bespoke cabinets to one side with integrated appliances, a central island and a sun room.





Beestons

Vines Cross, Heathfield

The first floor provides 5 bedrooms and 3 bathroom suites. The principal bedroom has beautiful a en-suite bathroom with a separate shower and his and hers sinks. There is a separate shower room which serves bedrooms 4 and 5 and a separate bathroom which serves bedrooms 2 and 3. A useful study is found nearby.

Outside, the front of the property is approached via a five bar gate and driveway which provides ample parking. The formal lawns are level and surround the property on all sides flanked by mature trees and well stocked borders. Within the rear garden is a useful outbuilding which could serve for a number of purposes and perhaps further accommodation STPP. The paddock is accessed at the front of the property and adjoins the glorious surrounding countryside. All within 1.5 acres.



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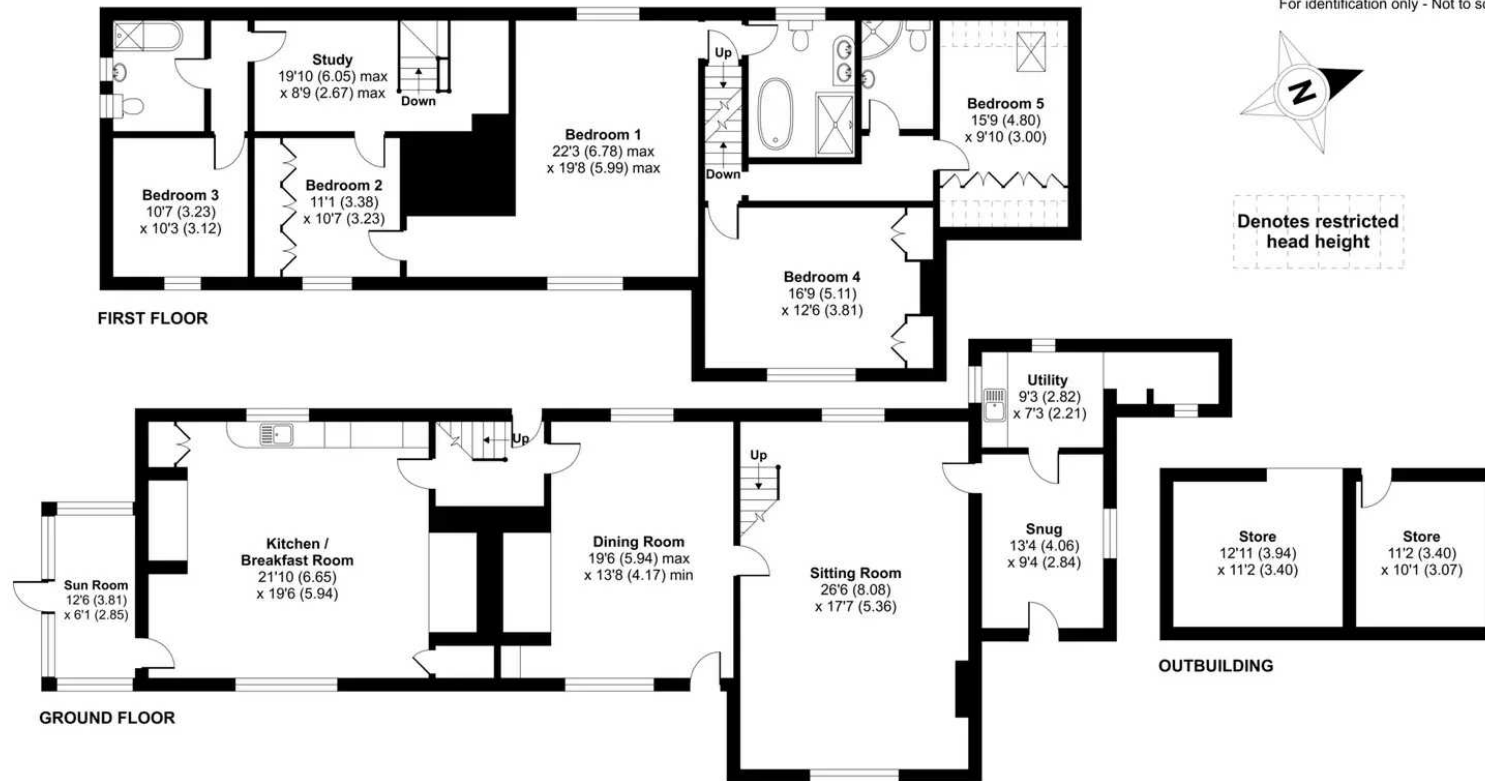
Approximate Area = 3179 sq ft / 295.3 sq m


Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuilding = 269 sq ft / 25 sq m

Total = 3486 sq ft / 323.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for nichecom. REF: 1079635

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