

Holmstall, Five Ashes, Mayfield, East Sussex





A wonderful opportunity to purchase a Grade II listed family home with extensive outbuildings and 120 acres.

Summary of accommodation

Holmstall

Drawing room | Living room | Dining room | Kitchen | Study | Boiler room | WCs | Laundry room | Cellar

Four bedrooms on the first floor with three bathrooms | Linen room | Three further bedrooms bathroom and walk-in attic on the second floor

Holmstall Oast Cottage

Living room | Kitchen/dining room | Bathroom | Larder | Three bedrooms and WC on the first floor

Separate store rooms and attached lean-to barn

Outbuildings

Large barns | Pavilion | Garaging | Loose boxes | Hayloft | Stables | Tack room | Woodstore | Stores

In all about 120 acres of permanent pasture and ancient woodland

Distances

Five Ashes 1.1 miles, Crowborough 6.5 miles, (London Bridge from 69 minutes), Tunbridge Wells 11 miles (London Bridge from 49 minutes

Cannon Street from 55 minutes, Charing Cross from 57 minutes), Eastbourne 21 miles, London 56 miles

(All distances and times are approximate)



Knight Frank Tunbridge Wells
47 High Street
Tunbridge Wells
TN1 1XL
knightfrank.co.uk

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Simon Biddulph
01892 772942
simon.biddulph@knightfrank.com

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com

Hattie Young
020 7861 5497
hattie.young@knightfrank.com

Situation

Holmstall is positioned amidst beautiful tranquil countryside and is a genuine rural retreat. Located close to the Ashdown Forest in the High Weald area and adjoining the South Downs, the area is steeped in history.

The spa town of Royal Tunbridge Wells, Haywards Heath and the county town of Lewes are each about 12 miles distant and provide an extensive range of shopping, commercial and recreational facilities along with main line train services to London. The closest mainline station is Crowborough (3.2 miles) and trains run to London Bridge taking approximately one hour.

The A21 and A22 roads are a short drive away providing access to the national motorway network, London and the international airports of Gatwick and Heathrow.

There is a good selection of both state and private schools in the area including Skippers Hill, Manor Hadlow Down primary School, Westbourne House, Brambletye, Cumnor House at preparatory level, and Benenden School, Roedean, Ardingly College, Worth School and Burgess Hill at secondary level.

The surrounding countryside provides delightful walks and there is excellent riding on Ashdown Forest and on the South Downs. Other recreational facilities include golf at Piltdown, Royal Ashdown Forest and the East Sussex National golf courses. Racing can be found at Plumpton, Lingfield and Goodwood. Opera can be enjoyed at Glyndebourne and Theatre at Brighton's Theatre Royal. There is easy access to the south coast providing a wide range of water sports and other cultural activities.





Holmstall

Holmstall is a stunning Grade II listed family home which boasts a rich history and has been in the same ownership for over 50 years. It is believed to date back to the 17th century with substantial extensions during the 1920s in the arts and crafts style. The house offers a unique opportunity for customisation by the next owner to bring new life to its spacious rooms and make it their own.

Holmstall Oast Cottage is presented in good order and offers three spacious bedrooms. It is currently rented out.

There are a large number of traditional agricultural outbuildings which have been used for a variety of different purposes over the years. These include modern barns built for cattle and hay storage, a two storey hayloft and stabling for at least 8 horses. The land extends to around 120 acres including areas of ancient woodland and the historic and archaeological features of WW2 tank traps and a pillbox.



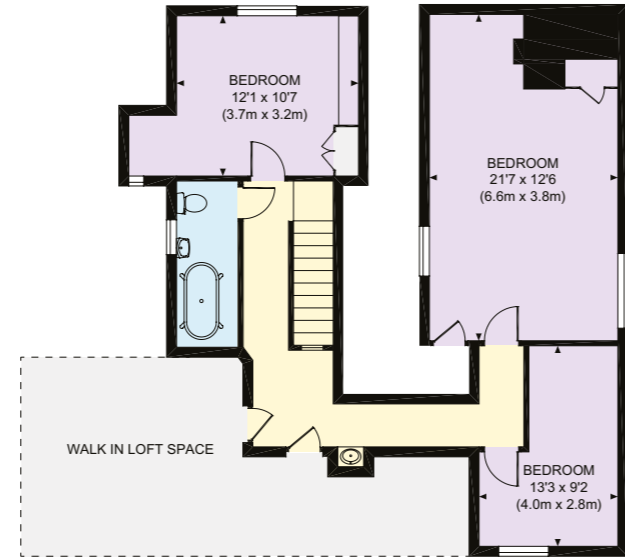
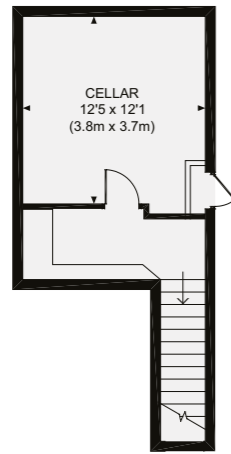
Holmstall

Approximate Gross Internal Floor Area
4768 sq ft / 443.0 sq m

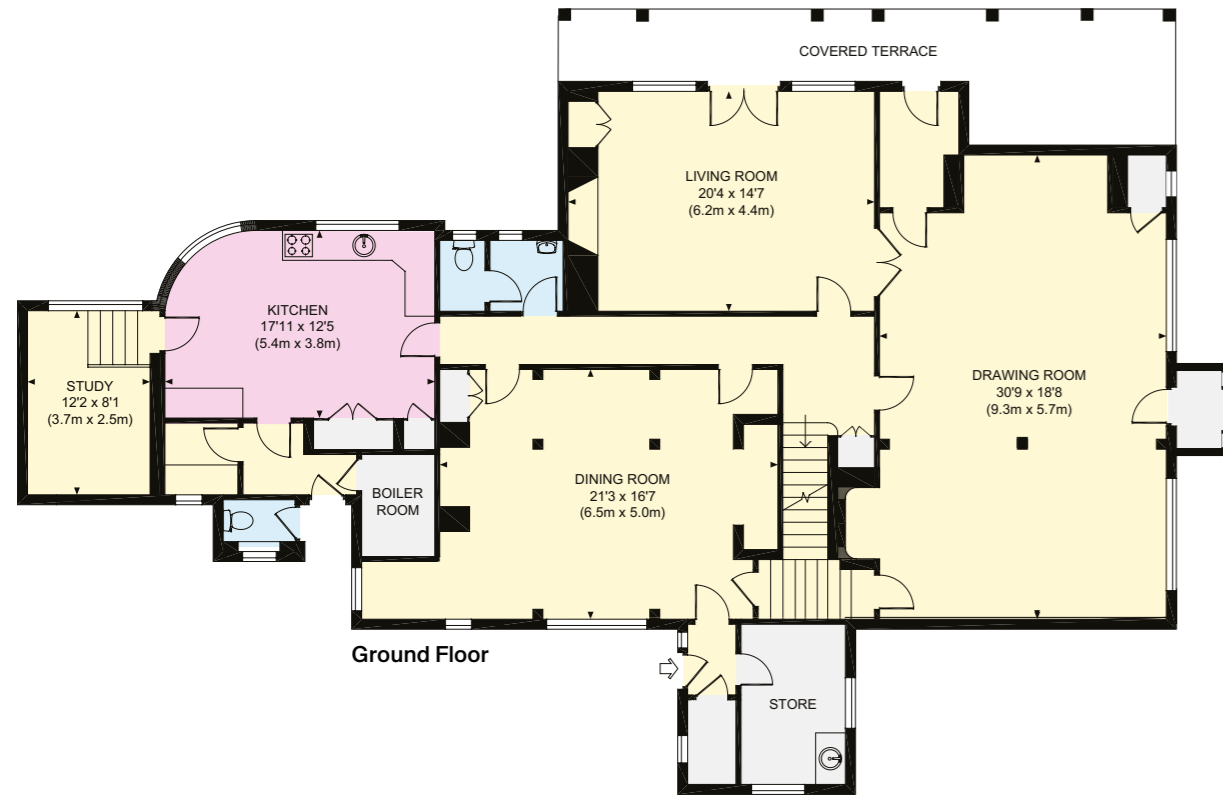
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

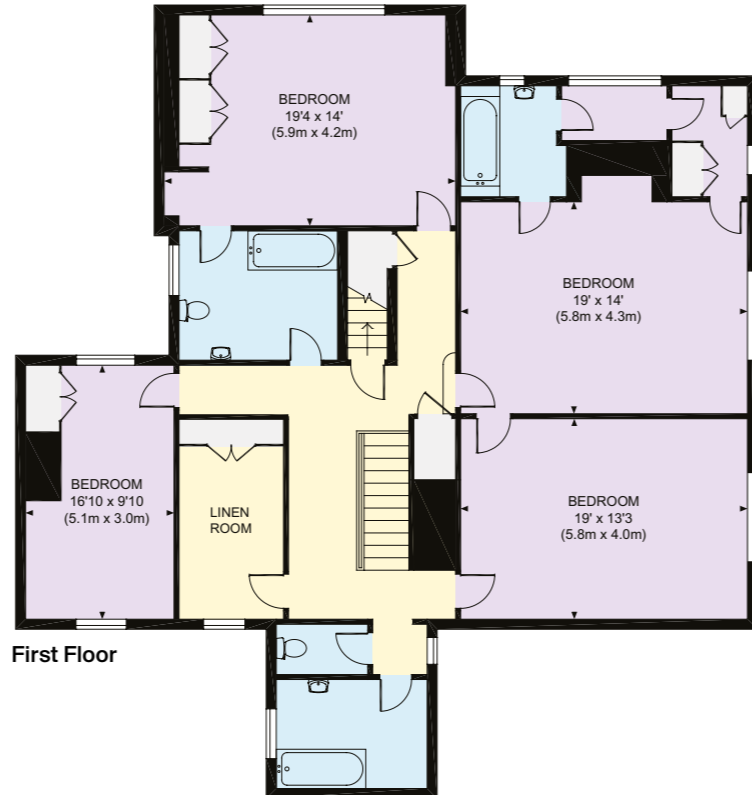
Lower Ground Floor



Second Floor



Ground Floor



First Floor

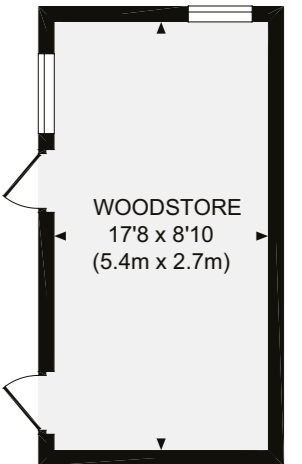
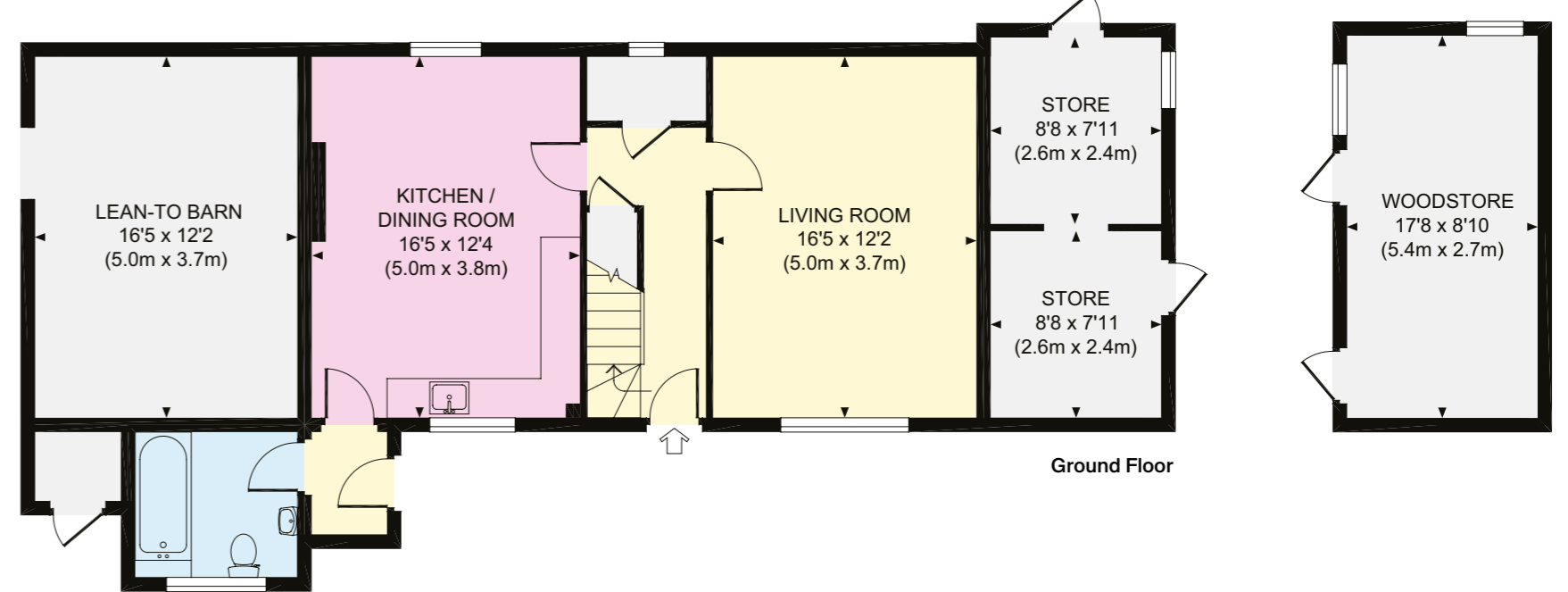
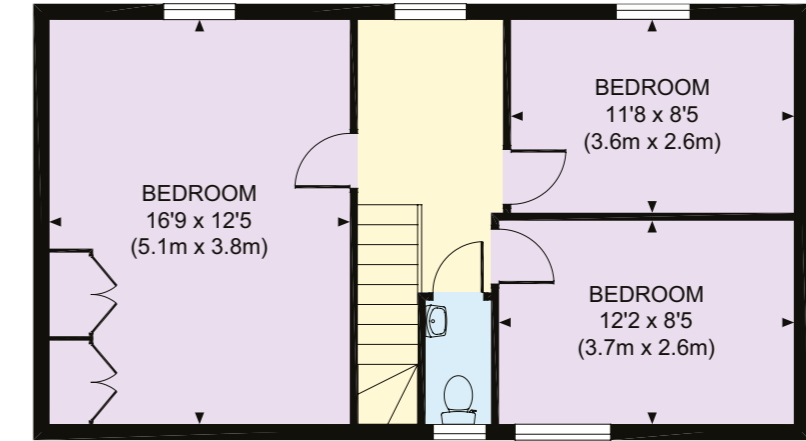


Holmstall Oast Cottage

Nestled within this historic estate, Holmstall Oast Cottage offers three spacious bedrooms and currently serving as a rental property, it offers a wealth of options either for income or for staff, family or long term guests.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Holmstall Oast Cottage

Approximate Gross Internal Floor Area
 1475 sq ft / 137.1 sq m
 Outbuildings: 155 sq ft / 14.4 sq m
 Total: 1630 sq ft / 151.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Services

We are advised by our clients that the property has mains water and electricity. Heating is provided by an oil boiler and there is private drainage.

Directions (TN20 6NJ)

What3words: Sedative.purifier.detail

Property information

Tenure: Freehold

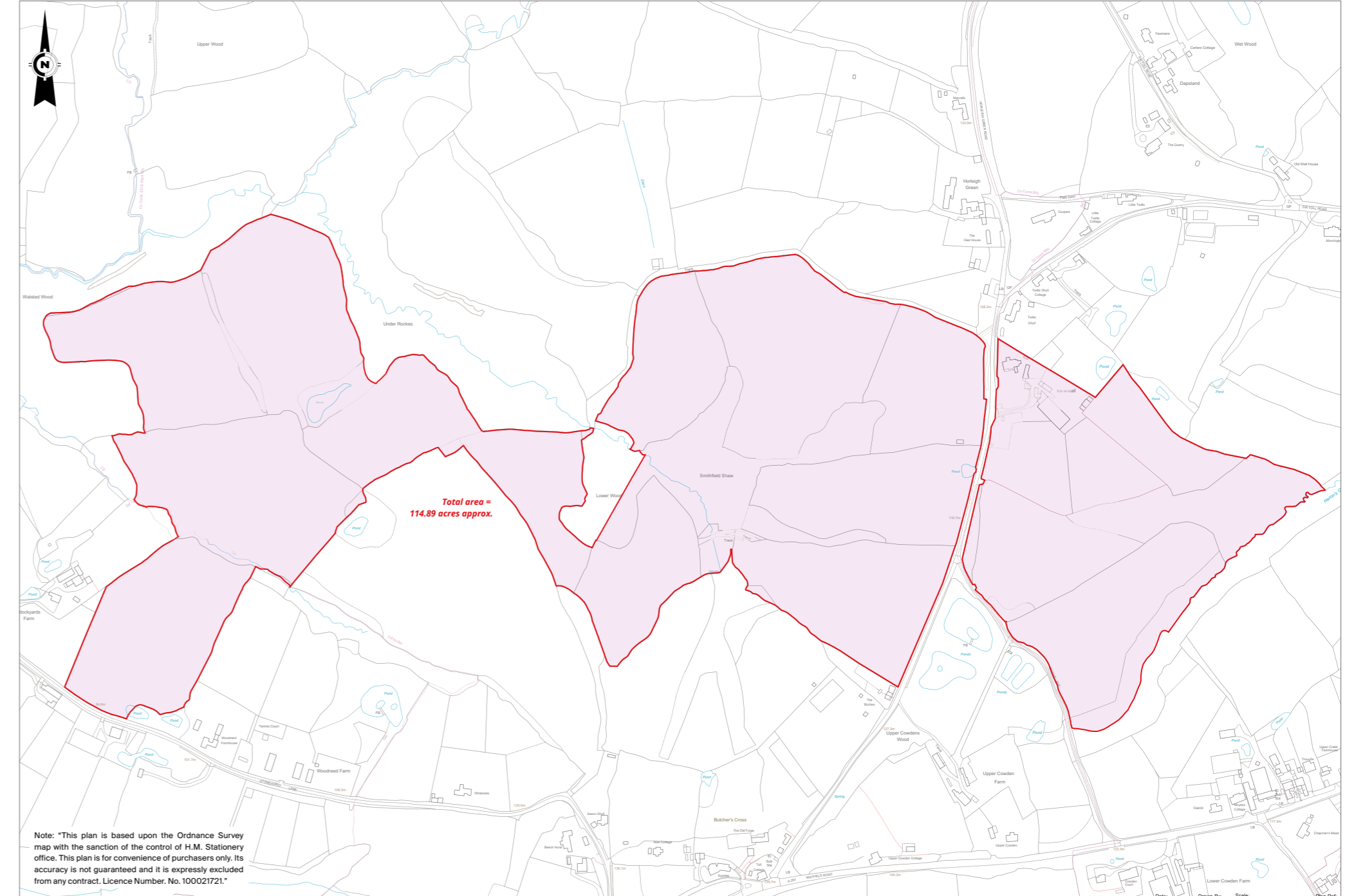
Local Authority: Wealden District Council: 01892 653311

Council Tax: Holmstall – Band H

Holmstall Oast Cottage – Band F

EPC Rating: Holmstall – F

Holmstall Oast Cottage – F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024, Photographs and videos dated September 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



