

Dillions

Staplefield



JACKSON-STOPS
Mid-Sussex



**Knight
Frank**



Dillions

Tanyard Lane, Staplefield, Haywards Heath RH17 6HH

A BEAUTIFULLY RENOVATED AND HISTORIC SUSSEX FARMHOUSE, IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITH FAR REACHING COUNTRYSIDE VIEWS

DISTANCES

Staplefield 1 mile, Handcross 2 miles, Cuckfield 4 miles, Gatwick Airport 12 miles

All distances are approximate

FEATURES

A beautifully renovated Grade II listed home and detached annexe in a private yet highly accessible location

Charming period farmhouse, detached annexe, beautiful gardens and grounds

Dillions Farmhouse, annexe and gardens extending to 3.50 acres (1.41 ha) - £2,950,000

Available land of circa 16.25 acres available by separate negotiation

Viewing strictly by appointment with Jackson-Stops on 01444 484400.

Dillions Farmhouse

The Farmhouse has been the subject of an extensive programme of extension, refurbishment and redecoration during the vendor's ownership and now offers an exceptionally well-presented family home. The core of the house is thought to be a timbered Tudor Hall house with Horsham stone roof, adapted by the later insertion of a large inglenook fireplace, which now serves both the formal sitting room and drawing room. Later additions provide both the spacious kitchen/breakfast room and family snug on the ground floor, and the master suite on the first floor.

The house has been the subject of complete redecoration overseen by a well-known local interior designer. Of particular note are the hand-built Martin Moore Kitchen, the quality of the internal joinery and finishes, and the bright and stylish country décor throughout.

The house extends to some 3,766 square feet (349 square meters). On the ground floor accommodation includes drawing room, sitting room, kitchen/breakfast room, family room, entrance hall, utility/ boot room and cloakroom. On the first floor is a master bedroom suite comprising bedroom, dressing area, walk-in wardrobe and en-suite bathroom, 5 further bedrooms and family bathroom.

The house offers all the charm and character of a historic Sussex Farmhouse, whilst benefitting from a layout that lends itself to modern family living and is presented to the very best standards.





Location

The property is located in an Area of Outstanding Natural Beauty surrounded by beautiful National Trust land, with its own private bluebell woodlands and next to the world famous Nymans House and Gardens.

Dillions is located on a private lane to the northeast of the village of Staplefield, offering privacy and seclusion whilst providing easy access to at A23, Gatwick Airport which lies approximately 12 miles to the north and both Haywards Heath and Balcombe stations with onward links to London Bridge and London Victoria.

Whilst situated in a rural position with far reaching views over the Sussex countryside, access to facilities is close by, with the Jolly Tanner and Victory pubs in Staplefield, and further ranges of villages shops, pubs, GP surgery, butchers and bakers in Handcross to the north and Cuckfield to the south. More extensive facilities are available in Haywards Heath some 6 miles to the south, including Waitrose, Marks and Spencer and Sainsbury supermarkets as well as a wide range of independent shops, cafes and restaurants.

The renowned Nymans Gardens, run by the National Trust, lies approximately 2 miles to the north. The cellar door attractions of Bolney Wine Estate, Ridgeview, Kingscote, and Albourne are all nearby as are many other newly established vineyards.

There is an excellent range of educational facilities locally both in the private and state sectors. Private schools include Handcross Park which is only a 10 minute drive away and is part of the Brighton College group of schools, Ardingly College, Hurst, Brighton, and Burgess Hill Girls – many of which run a local minibus pick up service.



Gardens and Grounds

The vendor's passion for gardening is clearly evident at Dillions. During his ownership, with the advice and input of renowned garden designer Richard Taylor of Taylor Tripp Ltd, fantastic gardens have been created around the house. To the east of the older parts of the house is a charming cottage style garden surrounding an old well, with Cotswold stone gravel paths edged by planting including Verbena, roses, Mexican Daisies and perennial Geraniums.

At the front of the house, accessed from the French doors from the kitchen is a newly created terrace with wonderful alfresco entertaining space, hedged parterres and sunken spa pool.

To the rear of the house is a beautiful circular pond, created using the old horse-pond at Dillions, and now a wonderful feature surrounded by Lavender, a large block of white Hydrangea Annabelle, roses and a striking red maple. There is a formal vegetable garden, greenhouse and a large, bespoke "Cheeky Monkeys tree house, so not your average tree house. Whilst the area to the front of the property provides a wildlife pond and an area of grassland providing a wildflower habitat.



Old Stables Cottage

The Old Stables Cottage was the site of former stabling and is now presented to an exceptionally high standard, again with interior design oversight. Accommodation extends to 671 square feet (62.4 square meters) and comprises an open plan living area and kitchen with wood-burning stove, wellproportioned double bedroom, second bedroom/study and shower room.





General

Method of sale: The property is offered for sale as a whole, or in two lots, by private treaty. A deadline may be set for best offers and interested parties are therefore encouraged to register their interest with the selling agent at an early opportunity.

Tenure/Occupation: The property is offered on a freehold basis with the benefit of vacant possession on completion.

Access: Access to the property is over Tanyard Lane from the south in the centre of Staplefield, or over a private farm driveway from the north at High Beeches. Part of the freehold access over which Dillions Cottage takes access is within the ownership of the property. Further details of rights of way and repairing obligations are available from the selling agent.

Services: The property benefits from mains electricity, supplemented by a ground mounted solar PV array. The water supply is a private supply via a borehole and filtration system installed by the Owner and supplied also to Dillions Cottage next door. Drainage is by way of a Klargestre private drainage system and the property has oil fired central heating.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: No basic payment entitlements are included in the sale of Dillions.

Designations: Dillions is situated within The High Weald AONB.

Sporting, timber and mineral rights: All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Local authority: Mid Sussex District Council, Oaklands Road, Haywards Heath RH16 1SS Council Tax: Dillions Farmhouse is in Band H. The Stable Cottage is in Band A.

EPC: The property has an EPC rating of D – 61.

Directions: From the centre of Staplefield, proceeding north on the B2114 Cuckfield Road, take the right hand turning into Tanyard Lane. Proceed north up the lane, passing over the bridge and continuing for approximately 0.8 miles. The entrance gates to Dillions will be found on the left hand side. Using the What3Words app the entrance to the driveway is located at stamp. revamped.finds.

Approximate Gross Internal Area
House: 349.9 sq m / 3,766 sq ft
Outbuildings: 186.8 sq m / 2,010 sq ft
Annexe: 62.4 sq m / 671 sq ft
Total: 599.1 sq m / 6,447 sq ft



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.