

# Mount Farm, Brightling, East Sussex

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A **beautifully presented** country estate ideal for contemporary living, with ancillary accommodation and leisure facilities.

**Summary of accommodation**

Rear Hall | Dining room | Drawing room | Family room | Library | Snug | Study | Kitchen/breakfast room | Larder | Utility room | Courtyard | Cellar

Principal bedroom suite with en suite bathroom and dressing room | Five further bedrooms | Three bathrooms | Large landing with library | Upstairs laundry room

Approximately 7,113 sq ft

Two bedroom cottage with kitchen/sitting room and bathroom

Further cottage currently set up as a gym with bathroom

Approximately 2,780 sq ft

Multiple outbuildings including garaging, store rooms and potting shed | Shepherds hut | Brightling Needle

Beautiful landscaped gardens and grounds

In all approximately 25.62 acres

**Distances**

Burwash 5.2 miles, Etchingham 5.8 miles (London Charing Cross 1 hour 16 minutes) Robertsbridge 5.2 miles (London Charing Cross, London Canon Street, approximately 1hr 15 mins), Tunbridge Wells 16 miles, Central London 63.7 miles  
(All distances and times are approximate)



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## Situation

Located in the delightful village of Brightling, equidistant from both Robertsbridge and the historic village of Burwash, which is well known for its tree-lined high street and attractive period buildings. Burwash is located at the heart of the High Weald Area of Outstanding Natural Beauty and is a thriving and well served village with a post office, local shops, church, doctors surgery, tea room, two public houses, traditional butchers, primary school, cricket and tennis club and petrol station. More extensive shopping facilities can be found in the nearby towns of Royal Tunbridge Wells, Wadhurst and Heathfield.

The area has excellent road and rail links from the A21 at Robertsbridge which provides links to the south coast and with the M25 which provide easy access to London and Heathrow and Gatwick international airports as well as linking to the Channel Tunnel. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingham (5.8 miles) and Tunbridge Wells (13.4 miles) stations.

There are a number of well-regarded schools in the area in both the state and private sectors including Benenden, Brambletye School, Dulwich College Prep, Eastbourne College, Marlborough House, Tonbridge School, Kings Canterbury, St Edmonds School Canterbury, Vine Hall, St. Ronans, Claremont School Bodiam, Battle Abbey School Battle, Sevenoaks School.

There are numerous sporting and recreational interests in the area including golf at Rye, The Nevill, Royal Ashdown, Chart Hills and Crowborough Beacon. Sailing and boating at Bewl Water, and the South Coast centres such as Brighton Marina, Eastbourne, and Hastings. Opera at Glyndebourne. Horse racing at Brighton and Goodwood. Motor racing can also be found at Goodwood. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public foot and bridlepaths.





## Mount Farm

Mount Farm is unlisted and a fine and extremely attractive property with a tile hung front façade. Mount Farm has been refurbished and modernised extensively to a very high standard by the current owners, adding notable amenities. The enhancements include complete re-decoration, and addition of accommodation with a Stephen Langer designed extension, and re-design of the garden and grounds.

The accommodation extends to over 7,100 sq ft arranged over four floors. The space is well balanced between formal and informal living. The house is beautifully presented with some exquisite features and finished to an exceptional standard.

The principal reception rooms comprise a double aspect drawing room which is filled with light by the five full height sash windows, and dining room which leads onto the library. There is also a delightful snug, and a study. All of the rooms benefit from grand proportions, large windows, and enjoy glorious views over the gardens and grounds. Interesting period features can be found throughout the property including wide wooden floorboards, panelling, multi-pane sash windows, wattle and daub window, stone fireplaces and intricate cornice detailing. The proportions allow for entertaining on a grand scale.

The expansive Plain English designed kitchen is well equipped with a central work island, AGA, fitted appliances and larder. The addition of the Stephen Langer designed dining area and family room extension complete with large sky lantern sky light provides an impressive central core to the house. Being double aspect and with access to the delightful courtyard outside, seamlessly linking the house to the gardens and grounds. Accessed off the kitchen is the utility room. Stairs on the ground floor lead down to the large cellar.

The first floor has excellent bedroom accommodation accessed off a spacious landing which is currently used as secondary library/snug. There are five well-appointed bedrooms, three family bathrooms and a laundry room on the first floor. On the second floor is the sumptuous dual aspect principal bedroom suite with five multi-pane sash windows which provide views over the grounds, there is also a dressing room and en suite bathroom. Positioned away from the house to the north is a range of traditional outbuildings that comprise a recently refurbished two bedroom cottage, ideal for staff or guests, a gym, and separate garages and storage.

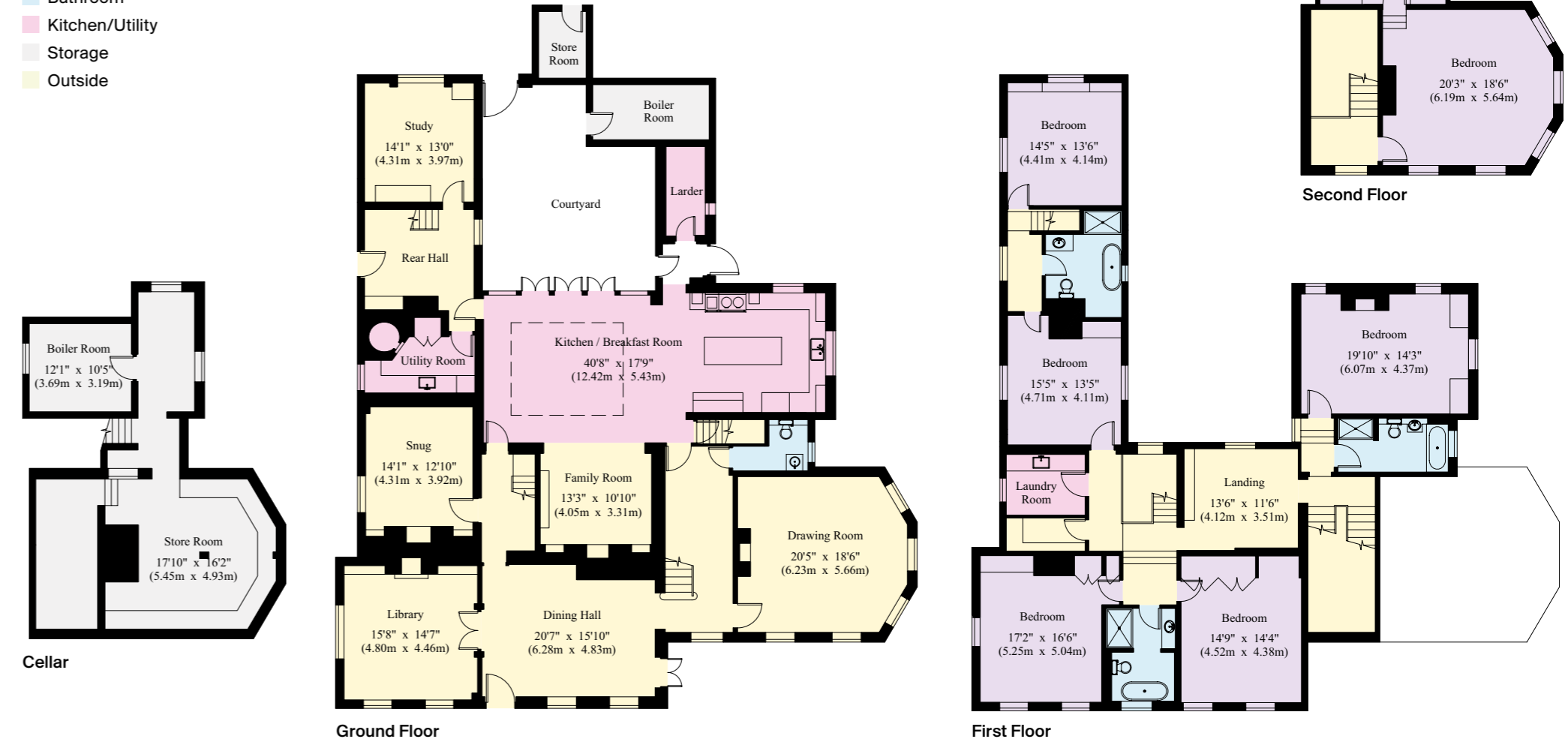




**Approximate Gross Internal Floor Area  
660.9 sq m (7113 sq ft)**

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





## Gardens and Grounds

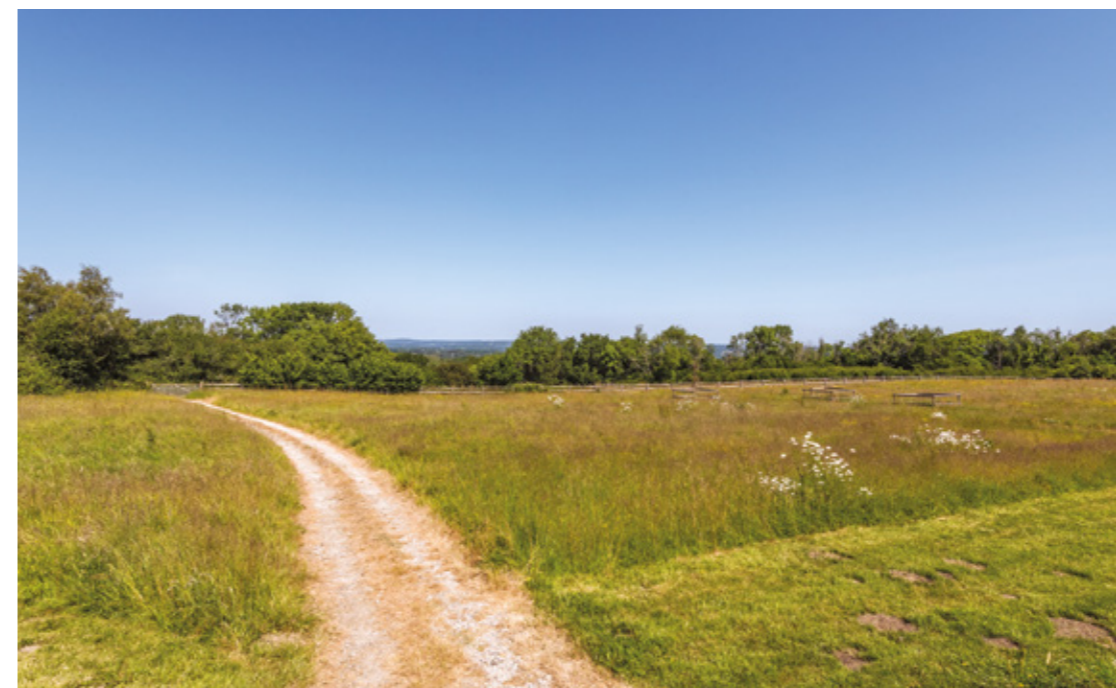
Mount Farm is approached via a gated entrance and winding gravelled drive that leads to the large parking area at the rear of the house. The gardens are truly exceptional and have been meticulously designed and planted by the current owners and are an absolute joy to behold. Sitting within the High Weald Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Mount Farm and form the most delightful and tranquil setting, complementing the house extremely well.

Mount Farm enjoys stunning well-maintained gardens and grounds with many established specimen trees, shrub, flower beds and magnificent topiary. The gardens encircle the property and include a series of paths and are divided into sections by established yew hedging and host a courtyard, charming partly walled garden, kitchen garden with Alitex greenhouse and potting shed, stunning swimming pool and large Indian Limestone terrace and Tennis court. Beyond the immediate gardens is a wildflower meadow and multiple paddocks.









In a paddock to the west of the house is the Brightling Needle, which is a Grade II listed coursed stone obelisk, that was erected by John Fuller of Brightling Park, in the early 19th century, and is thought to be the highest spot in East Sussex and is visible for miles around. In all the gardens and grounds extend to approximately 25 acres.





## Stable Cottages

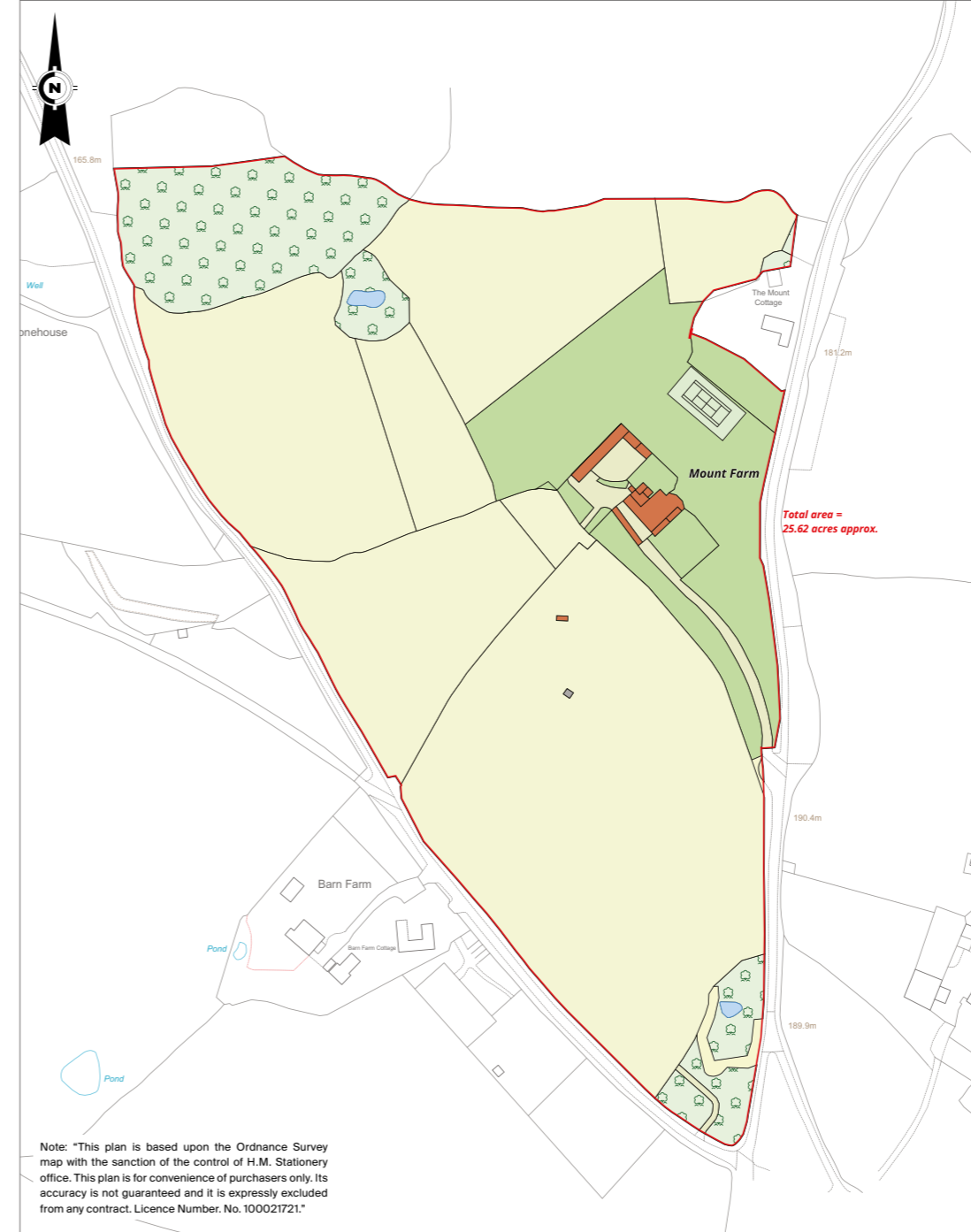
Situated within the grounds of Mount Farm are the attractive Stable Cottages. Stable cottage 1 comprises kitchen/sitting room, two good size bedrooms, and a family bathroom. Stable cottage 2 is currently adapted to be used as a gym with a bathroom.

## Services

- Mains water and electricity
- Oil fired central heating
- Private drainage
- Electric AGA
- Underfloor heating in kitchen/breakfast area and bathrooms

**Approximate Gross Internal Floor Area**  
258.3 sq m (2780 sq ft)

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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Super fast BT broadband

## Directions

Postcode: TN32 5FH

What3words: processor.intricate.waters

From J5 M25 take the A21 southbound for about 25 miles. Turn right onto station Road /A265. After 4 miles turn left into School Hill. After 0.5 of a mile continue onto Kings Hill Road. After 0.9 miles turn right . After approximately a mile the entrance gates will be found on the right hand side.

## Property information

Tenure: Freehold

Local Authority: Rother District Council

Council Tax: Band G

EPC Rating: TBC

Please note, the Shepherd's Hut is not included in the sale but could be included by separate negotiation.



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.  
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