

# TULLEYS WELLS FARM

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LEWES, EAST SUSSEX





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DITCHLING ROAD, OFFHAM, LEWES, EAST SUSSEX, BN7 3QW

Lewes – 2.8 miles | Burgess Hill – 8.3 miles | Brighton – 10.3 miles | Gatwick – 29.8 miles  
(All distances are approximate)

*‘A 232-acre ring-fenced grassland farm featuring a spacious 7-bedroom farmhouse with outbuildings, contemporary farm buildings with development potential and stabling.’*

LOT 1 - 9.97 ACRES

**Tulleys Wells Farmhouse** – Detached Seven Bedroom Principal House  
**Traditional Sussex Barn** - Storage / Party / Event Barn

LOT 2 - 221.80 ACRES

**Range of Farm Buildings** – Contemporary Livestock Buildings  
**Stable Barn** – Converted Barn with Six Loose Boxes  
**Pasture Land**

**Set in about 232 acres**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact  
Your attention is drawn to the Important Notice on the last page of the brochure.

# LOT 1 - TULLEYS WELLS FARMHOUSE

This charming farmhouse, believed to date back to approximately 1735, boasts generous and well-proportioned accommodation spread across three floors, offering an exceptional blend of character and practicality.

Accessed via the farm track bordered by paddocks, the property is approached by a large parking area, offering ample space for vehicles. Adjacent to the parking area is a traditional Sussex Barn, which provides versatile space for garaging or storage. The garden, which stretches around the side and rear of the property, is predominantly laid to lawn and enjoys a peaceful, private feel.

Upon entering the house, a welcoming entrance hall provides access to the drawing room, complete with an impressive inglenook fireplace and doors leading through to a light-filled conservatory, where you can enjoy views of the surrounding garden. The country-style kitchen/breakfast room offers an Aga, a traditional quarry-tiled floor, and a range of wooden wall and floor units that enhance its rustic appeal. The kitchen is conveniently linked to a double-aspect dining room, providing a bright and airy space for family meals and entertaining. To the rear of the house, a rear lobby leads to a cloakroom and offers access to the back garden, adding to the property's convenience and flow. The property also benefits from a cellar, providing

additional storage or potential for conversion. The first floor features a spacious landing and three generously sized double bedrooms, each with exposed timber beams and two bathrooms on this level provide excellent facilities for the household. A further staircase leads up to the second floor, where four additional double bedrooms can be found providing ample flexibility for family living.

This property offers an exceptional opportunity to live in a piece of history, with spacious, characterful accommodation and a tranquil, rural setting that would be perfect for those seeking a traditional country home with modern potential.





# FLOOR PLAN

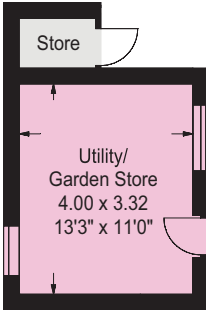
**Approximate Gross Internal Floor Area:**

House - 346 sq m / 3,724 sq ft

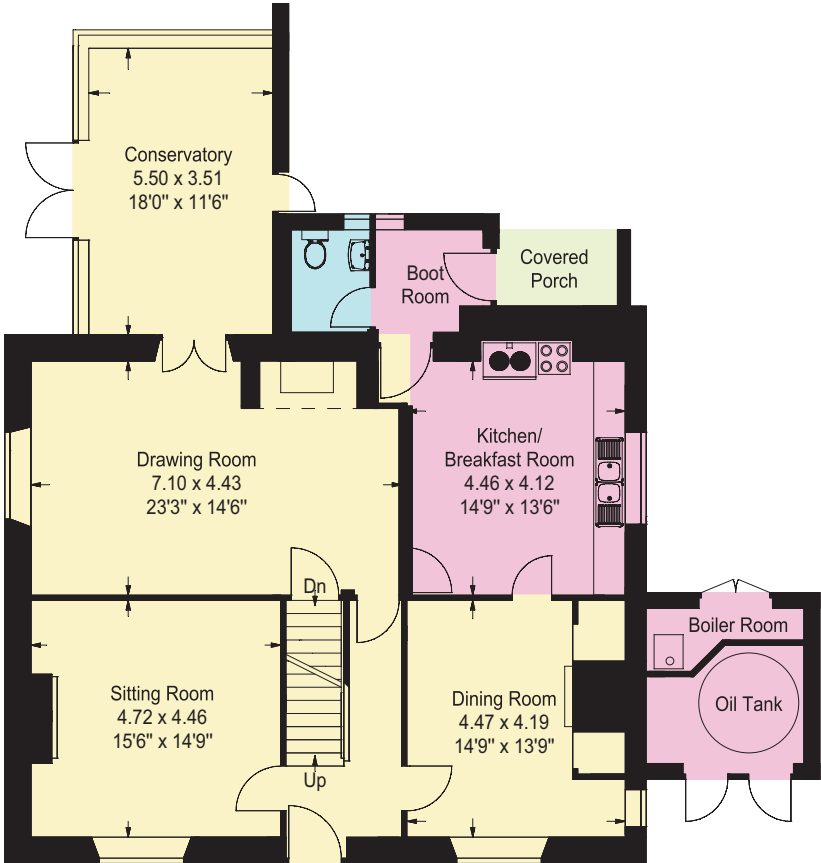
Utility/Store - 15 sq m / 162 sq ft

Barn - 210 sq m / 2,260 sq ft

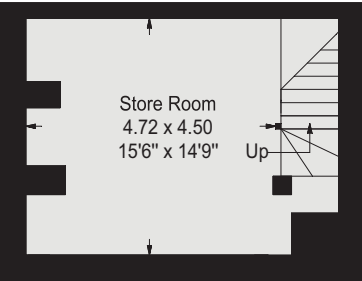
*For identification purposes only.*



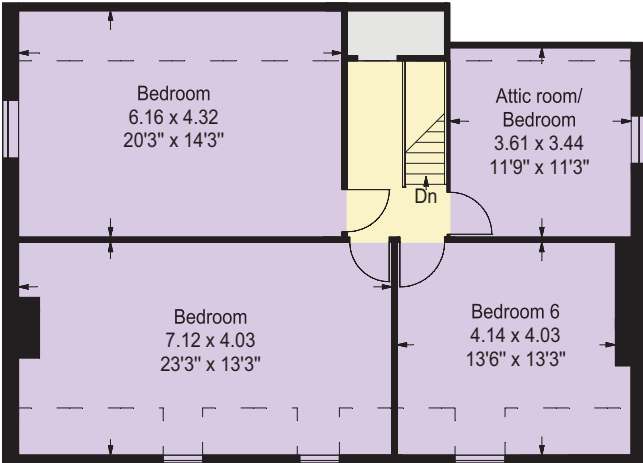
Outbuilding



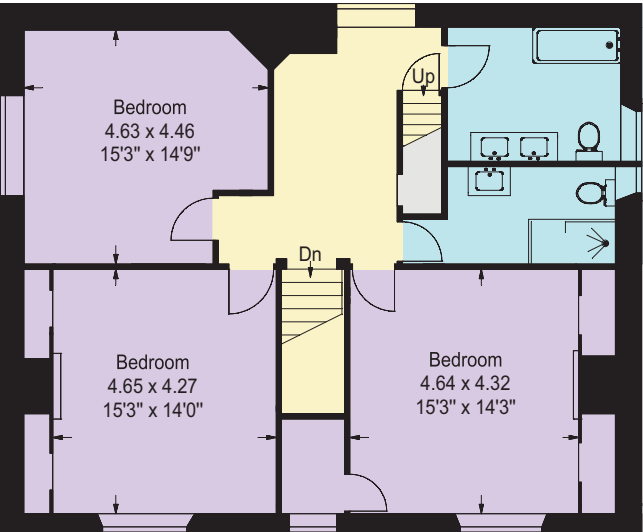
Ground Floor



Cellar



Second Floor

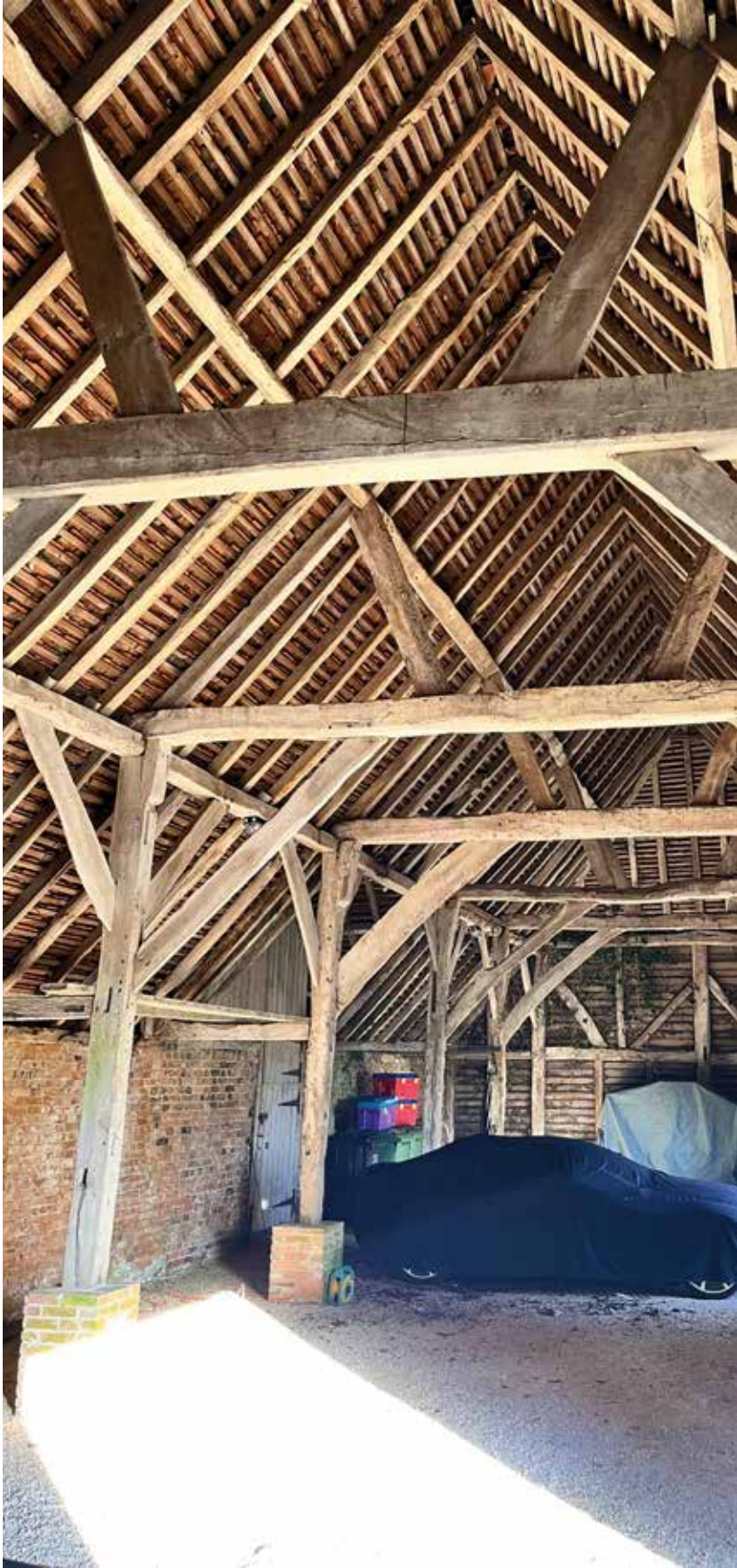
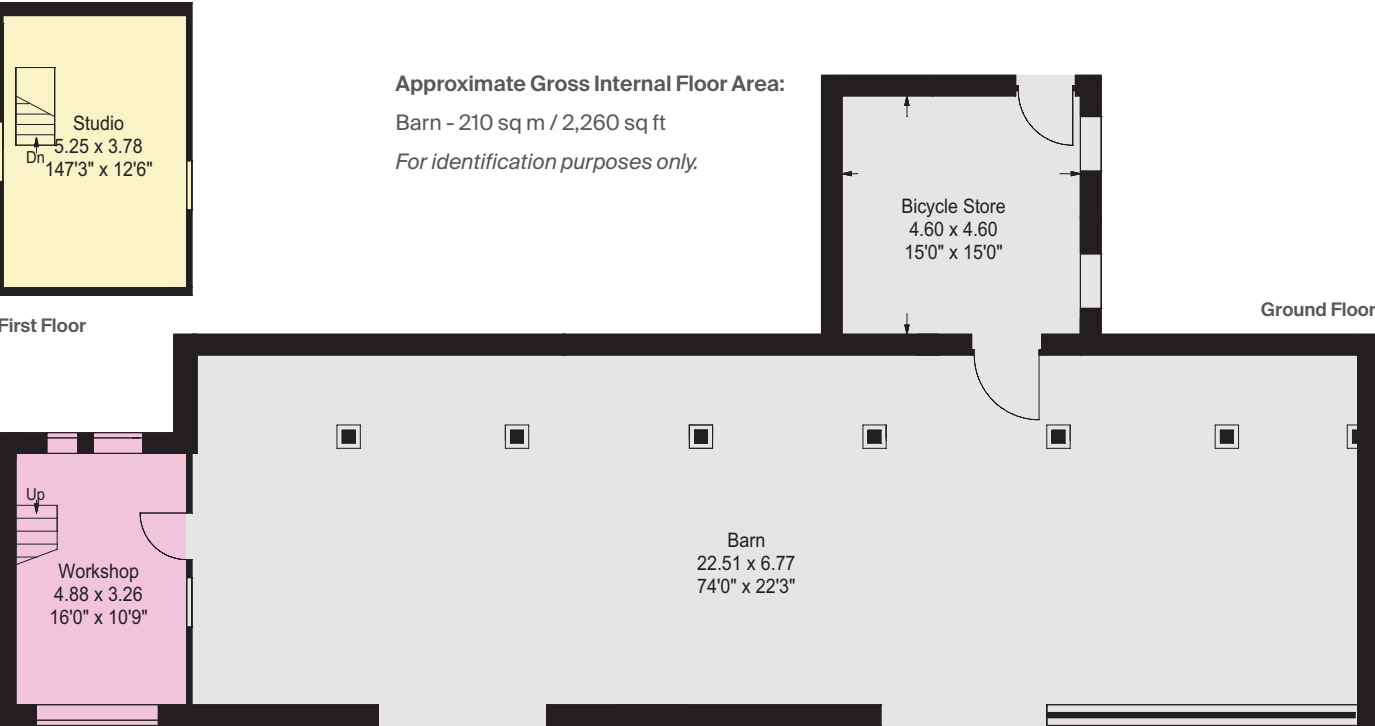


First Floor



# LOT 1 - TRADITIONAL SUSSEX BARN

Adjacent to the farmhouse stands a large, traditional Sussex Barn, which has evidently benefitted from refurbishment in the past few years. The barn retains many of its original features, including exposed timber beams that add to its rustic appeal and historic charm. At one end, the barn boasts a spacious loft area offering great potential for conversion into an event space, studio, or additional living accommodation. For those seeking storage, the barn provides an expansive area ideal for housing equipment, vehicles or other belongings, offering both practicality and potential in a beautiful, rural setting.





# LOT 2

## FARM BUILDINGS

The property also includes a series of contemporary steel portal frame livestock buildings, which are clad with a combination of timber and sheet materials. These buildings cover a total area of approximately 20,600 square feet, providing an expansive and flexible space that is ideal for a variety of agricultural purposes and also benefits from grain dryers. Currently, the buildings are used for housing livestock, offering a practical and well-structured environment for animals. In addition, the buildings also serve as general farm storage, making them highly versatile and functional for a range of farming activities. The buildings may be suitable for conversion subject to the necessary planning consent.

## STABLE BLOCK

To the east of the land, there is a small barn that has been thoughtfully converted into a stable block, offering space for up to six horses. This versatile building could easily be adapted for alternative uses and has recently benefitted from a new roof.

## LAND

The land surrounding the property is predominantly laid to pasture, offering a mix of Grade 2 and Grade 3 agricultural land, providing excellent potential for a variety of farming and agricultural activities. The total land area extends to approximately 222 acres of pasture, complemented by around 4 acres of woodland and a small pond.

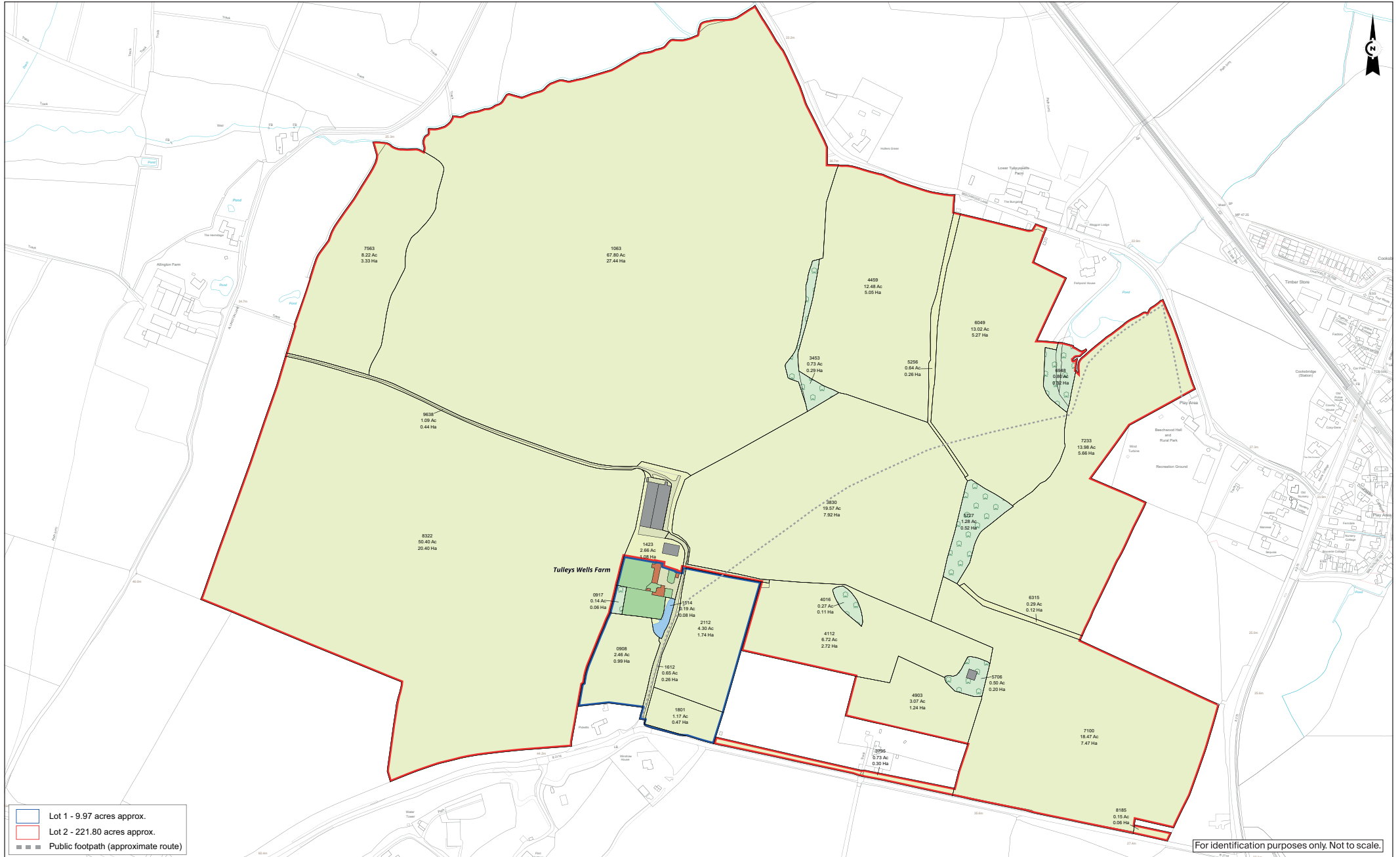
Currently, the owners maintain a small, well-established beef herd, which has been classified as organic since 2012, reflecting the sustainable farming practices in place on the property. The land is also enrolled in the Mid-Tier Stewardship Scheme, with a focus on enhancing biodiversity and improving soil and water quality.

Each field is connected to mains water, ensuring a reliable and efficient water supply for livestock and agricultural use. Access to the fields is provided via the main drive, which leads directly off the B2116. The combination of fertile pasture, diverse natural features, and well-managed infrastructure offers a highly functional and attractive agricultural property, with excellent potential for further development or expansion of farming activities.





# BOUNDARY PLAN



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold, in two Lots, with vacant possession by private treaty.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a public footpath across the property.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## SERVICES

Mains water, electricity and oil fired central heating with private drainage.

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

## COUNCIL TAX BAND AND EPC

Property	Council Tax Band	EPC Rating
Farmhouse	F	E

## LOCAL AUTHORITY

East Sussex

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

## VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

## DIRECTIONS

Postcode - BN7 3QW

What 3 Words - ///expansion.wash.disco

## VIEWINGS

Strictly by prior appointment with Knight Frank.



Viewing strictly by appointment only. Please contact the selling agents:

**Knight Frank**  
55 Baker Street  
London W1U 8AN

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