

A decorative white floral border on a dark blue background. The border consists of a thin line forming a rectangular frame with rounded corners. The corners are embellished with intricate floral and leaf patterns. The top-right corner features a large, multi-petaled flower with a central bud, surrounded by several pointed leaves. The bottom-left corner features a similar floral motif, with a large flower and several leaves extending towards the center. The text 'FAIR TYE' is centered within the frame.

FAIR *TYE*



## RICH IN HISTORY

If you're looking for a beautiful character home surrounded by gorgeous Sussex countryside then look no further than the utterly fabulous Fair Tye in the High Weald AONB.

The home sits on a superb half-acre plot and backs on to farmland, with far reaching open views towards West Hoathly.

In the oldest parts, dates from the 1640s (not listed), with later substantial additions during the Victorian period and offers to most appealing kerb appeal with tile hung elevations under clay tile roof.

There is so much character & charm on offer for the lovers of period property and this juxtaposes against the modernity that you find throughout.





## CHARACTER & CHARM

The sitting room is a joy to behold, brimming with period features and character including the exposed oak beams – believed to originally have been used on a ship.

It is however, the immense “beehive” inglenook fireplace that is the showstopper and provides a stunning focal point and the perfect feature for a chilly winter’s evening.

With so much warmth and character, this is a magical room at Christmas time.

The ground floor accommodation is incredibly generous and offers a huge amount of versatility, making it perfect for both entertaining and daily family life. Upon entry, the hallway provides two deep understairs cupboards and there is a study that is ideal for those who work from home, but could easily be used as a play room for children.



# LET'S EAT

The kitchen is simply stunning, having been refitted in 2020 and boasting an exceptional vaulted ceiling with exposed beams. This sleek, stylish space is a striking contrast against the original parts of the house. The two-tone cabinetry provides ample storage space and white quartz counters offer a touch of quality. The central island is surely the place to gather with the breakfast bar being the perfect spot for a morning coffee and the undercounter mood lighting adds ambience. There is an extensive range of integrated AEG appliances (oven, induction hob, wine cooler, dishwasher and washing machine).

For a keen chef, you have a separate kitchen area with impressive AGA and butler sink meaning all the dirty dishes can be kept out of the way when hosting friends & family.

The dining room forms part of the Victorian part of the house and has a feature fireplace, a lovely outlook over the garden and latch door connects you with the kitchen.

Off the kitchen you'll find the fabulous Orangery that was built in 2018. This airy space is bathed in natural light and you have panoramic views over the beautiful garden. French doors open on the terrace allowing the party to spill outside and that desirable "inside-outside" living during the summer months.







## AND SO TO BED

An original 16th century staircase leads up to the first floor where you'll find two bedrooms and two bath/shower rooms.

The main bedroom is a great size double room with oodles of character. There is a wealth of exposed beams, attractive fireplace, exposed oak timbers and a deep wardrobe.

The second bedroom is another double, again with plenty of character.

The second floor consists to the third bedroom, which is split into two separate rooms and could certainly be split into separate bedrooms with the additional of a stud wall.



# STEP OUTSIDE

Stepping outside, you'll be wowed by the size and beauty of the garden. In total, the plot extends to 0.58 acres with a large expanse of lawn that is ideal for children to play. The large west facing paved terrace sits adjacent to the Orangery making it perfect for barbecue with the family or a glass of something chilled on a balmy summer's evening.

Being westerly means you'll enjoy the afternoon/evening sunshine.

There is a plethora of pretty flowers, shrubs and plants including a beautiful Wisteria that bursts into bloom in May.

Beyond the garden is a separate paddock which sits adjacent to Grinstead Lane.

To the front there is a large gravel driveway that provides parking for several vehicles and there is plenty of space to build a garage or car port, subject to any necessary consents.





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# OUT & ABOUT

Fair Tye sits on Plawhatch Lane, almost opposite Chilling Street in Tyes Cross – a hamlet that sits just a half mile east of Sharpthorne in the High Weald Area of Outstanding Natural Beauty, close to Ashdown Forest and 3.5 miles from the bustling village of Forest Row with its more extensive shopping facilities and primary school.

Major towns including Haywards Heath, East Grinstead and Crawley are all within easy reach and offer fast, regular rail services to London, Brighton and Gatwick Airport.

The picture-postcard village of West Hoathly is also within easy reach and is home to one of the area's best pubs, The Cat Inn with exceptional food.

You have beautiful open Sussex countryside literally on your doorstep, great for those with dogs.



There are a number of state and independent schools and colleges in the local area, including Cumnor House at Danehill, Great Walstead in Lindfield, Brambletye, Ardingly College, Bede's and Brighton College.



# THE FINER DETAILS

Title Number: WSX182163

Tenure: Freehold

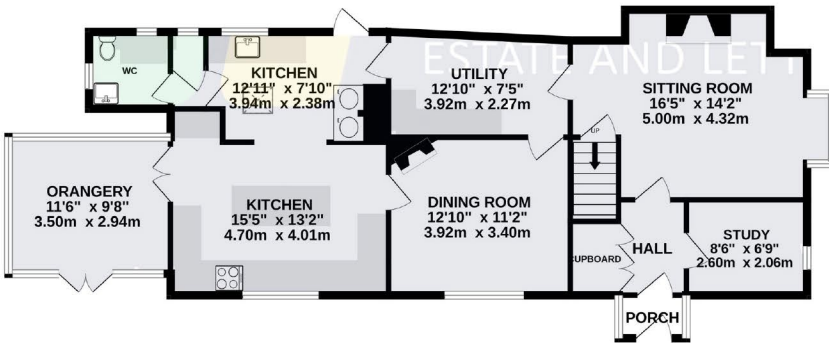
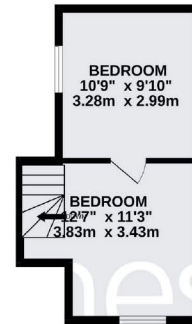
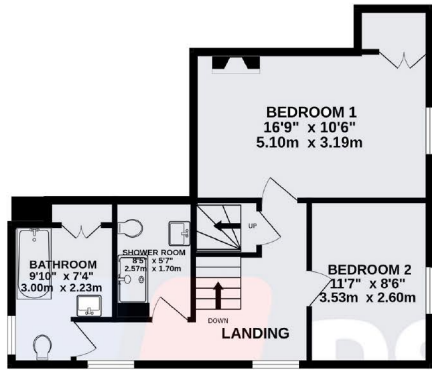
Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.58 acres

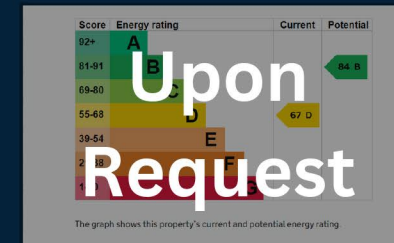
Services: Private drainage system (shared with adjoining semi), mains electric, mains water, oil heating - none tested

*We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.*



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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# FAIR TYE

Tye Cross  
Sharpthorne  
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RH19 4HT



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