



THE OLD DAIRY, EAST
SUSSEX

The Old Dairy, Lodge Farm, Catts Hill, Marks Cross, East Sussex TN6 3NH

Guide £1.575M

Nestled in stunning countryside in a tranquil and rural position, The Old Dairy offers two 2-bedroom properties along with a range of out buildings providing exceptional opportunity for renovation and customization. The land spans approximately 24 acres of good pastureland, dotted with mature trees and featuring a large, picturesque pond. With immense potential for a variety of uses, the farm is available as a whole or as two separate lots.



Approximately 24 acres | two 2 bedroom properties | 3 stables | Range of outbuildings including 18m x 9m steel frame barn | Large, picturesque pond

Lot 1 – The Old Dairy with outbuildings and 24 acres, *Guide £1,100,000*

Lot 1 comprises; A two-bedroom property, partially converted with some 24 acres of land.

Outbuildings to include:

- 18m x 9m Steel framed Barn, total area of 164.51 sqm, 1770 sq. ft, divided into two large storage areas, with front and side entrances.
- 20m x 7.5m wooden barn, total area of 155.2m sq., 1681 sq. ft, in need of repair.
- 3 pony size stables
- Garden shed

The property has been mostly renovated, with the completed section offering comfortable living space. The current layout includes a welcoming living room with French doors opening to the front garden, a galley kitchen, a bathroom, and a spacious double bedroom.

The partially converted area, already plastered and painted, presents an excellent opportunity to customize to your needs. This space could accommodate an additional living area, a bedroom with an ensuite, or a combination of both. The interior feels spacious and has great potential for further expansion, subject to planning permission.

The property sits on approximately 24 acres of land, currently used for grazing cattle and sheep. The grounds feature mature trees and a picturesque pond, just a short walk from the house.

To the front of the property and outbuildings is a large lawned garden area creating a peaceful and attractive approach to the property.

Lot 2 – Lodge Cottage, *Guide £475,000*

A detached two-bedroom property set within its own gardens, with a good size, electric gated entrance, plenty of parking and surrounding lawned gardens.

Downstairs The downstairs is spacious and bright. with an open plan kitchen breakfast room with of fitted units and door out onto the rear gardens overlooking countryside behind. A large, triple aspect living space and log burning stove. Upstairs are two good size double bedrooms with lovely and bright with large skylight windows, the principal bedroom benefits one with an ensuite shower room.

Lot 1 – The Old Dairy



Lot 1 – The Old Dairy



Lot 2 – Lodge Cottage



Location

Mark Cross is ideally situated for access to Tunbridge Wells which offers a comprehensive range of shopping, recreational and cultural amenities. Nearby Rotherfield and Crowborough offer a very good selection of facilities including local shops, supermarkets, banks and a post office. A more extensive range of shopping, commercial and recreational facilities can be found at the larger centre of Tunbridge Wells. Communications in the area are very good with access to major road and rail routes (stations at Crowborough, Wadhurst, Frant and Tunbridge Wells) with services to London Bridge from 44 minutes. There is an excellent choice of schooling in the area, in both the state and private sectors, with grammar schools in Tunbridge Wells and Tonbridge. Leisure facilities in the area include golf at Crowborough, Tunbridge Wells and at the East Sussex National Course at Little Horsted near Uckfield. There is a dry ski slope at Bowles Outdoor Centre (Eridge) and rock climbing close by. There is also sailing at Bewl Water and on the south coast, as well as riding and walking in the surrounding countryside and on the nearby Ashdown Forest.

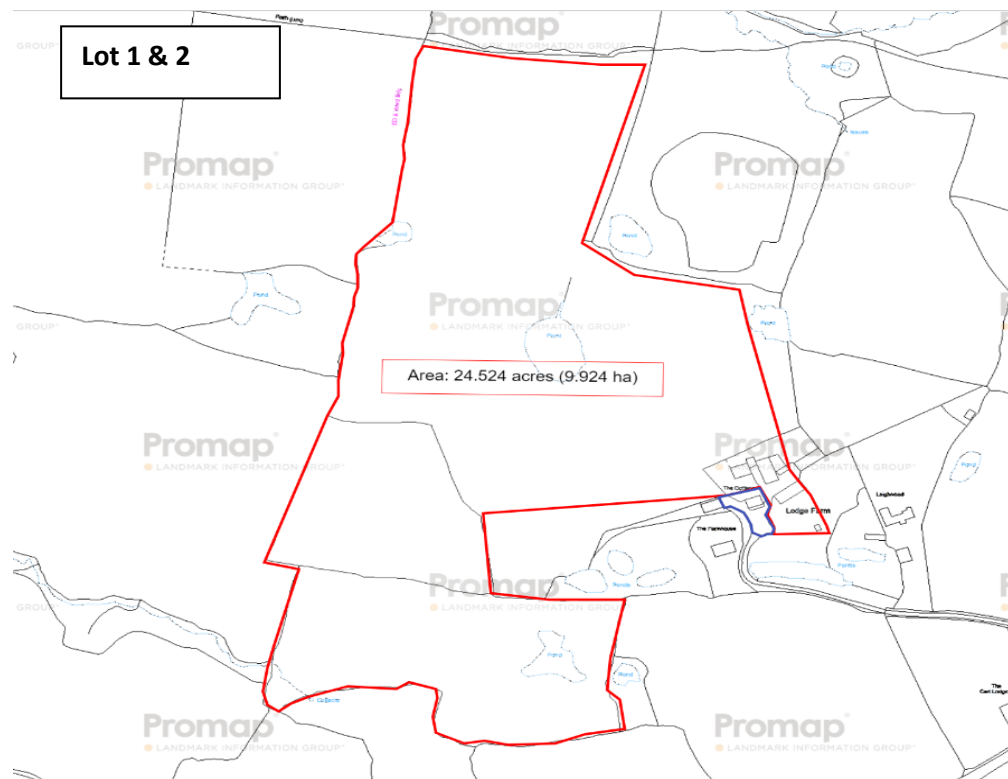
Further Information

The Old Dairy

SERVICES: Mains electricity and water, and private drainage.
LOCAL AUTHORITY: Wealden District Council, Tel. 01892 653311.
TAX BAND: A
EPC: Band G
TENURE: Freehold

Lodge Cottage

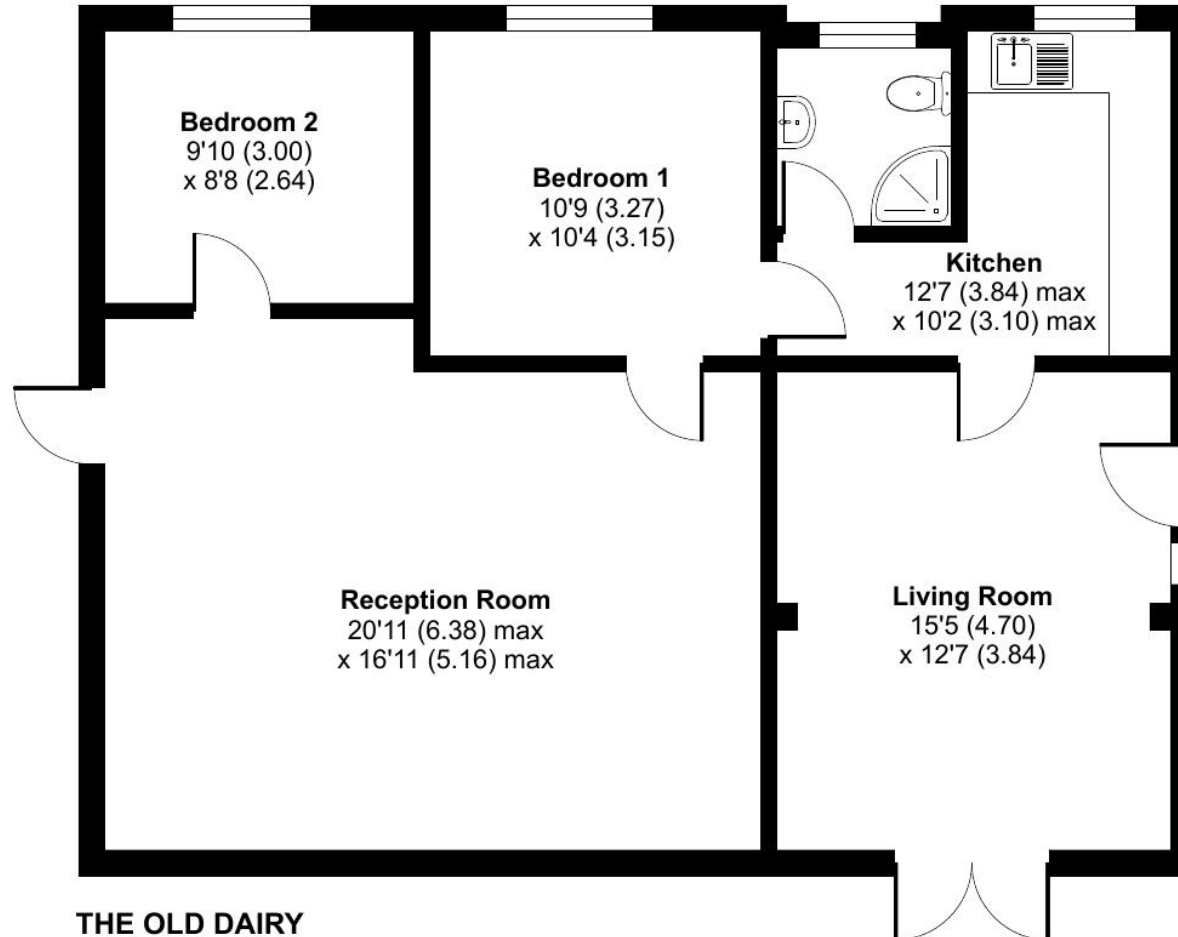
SERVICES: Mains electricity and water, log burner, gas (bottle) heating and mains drainage.
LOCAL AUTHORITY: Wealden District Council, Tel. 01892 653311.
TAX BAND: C
EPC: Band F
TENURE: Freehold



Dairy, Lodge Farm, Crowborough, TN6

The Old Dairy = 882 sq ft / 82 sq m

For identification only - Not to scale



THE OLD DAIRY

Lot 1 – The Old Dairy



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Churchill Estate Agents. REF: 1182304



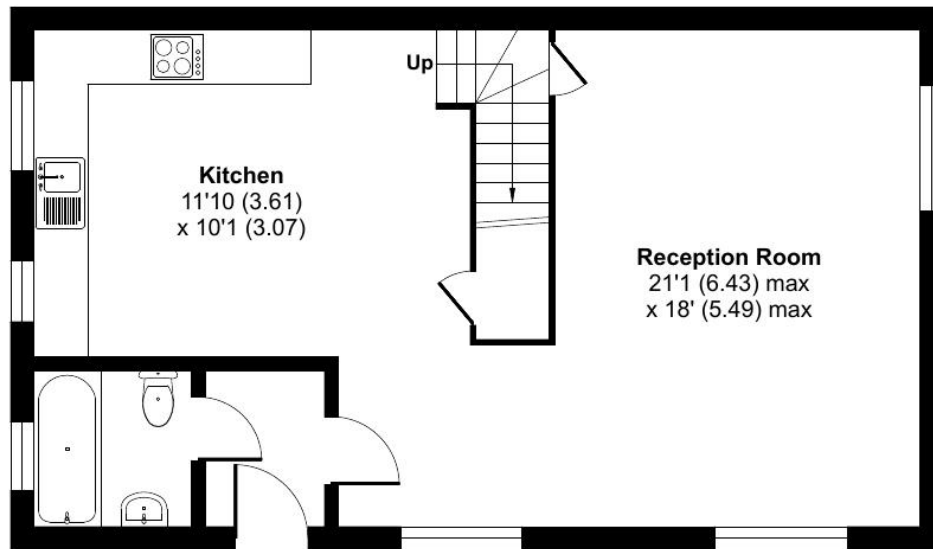
Dairy, Lodge Farm, Crowborough, TN6

Approximate Area = 953 sq ft / 88.5 sq m

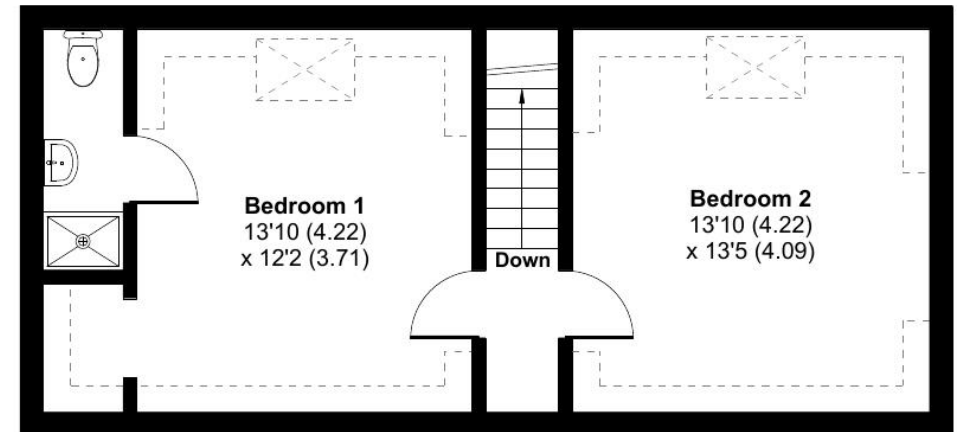
Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1908 sq ft / 177.2 sq m

For identification only - Not to scale



**LODGE COTTAGE
GROUND FLOOR**



**LODGE COTTAGE
FIRST FLOOR**

Lot 2 – Lodge Cottage