



Church Farm, Church Lane, Ripe, Lewes, BN8 6AU

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Guide Price £1,100,000

Situated on the edge of popular Ripe village: A superb opportunity to acquire this Smallholding offering considerable development potential with circa 19 acres of traditional grass fields and paddocks. Church Farm is being offered for sale by private treaty with a range of outbuildings including a two storey Oak-framed Sussex Barn; an attached semi-enclosed, large multi-purpose corrugated sheeting covered yard and a dilapidated brick and tile roofed cowshed dating back to the 19th century - all requiring renovation and refurbishment, subject to obtaining the necessary Planning consents. With the inclusion of an outdoor manège, this property is ideally suited to equestrian usage. It should be noted that this property is subject to a traditional agricultural occupancy condition (AOC).

Church Farm is a three bedroom brick built house under a tiled roof, built in the 1950s with a later addition in the 1980s. In need of modernisation, the accommodation currently comprises panel glazed Front Door into Hall with understairs storage cupboard with fitted floor safe; double aspect Sitting Room with double glazed patio doors onto East-facing garden, feature brick-built open fireplace with quarry tiled mantel; double aspect Dining Room with feature brick-built open fireplace, door through to large double aspect Kitchen/Breakfast Room with range of fitted cupboards and work surface over, space for under counter fridge, electric double-oven Aga, wall mounted meter cupboard, tiled floor. Door through to Rear Lobby with space and plumbing for washing machine, door to side garden; Shower Room with walk-in panelled shower, low level WC, wall mounted hand wash basin; Study with double aspect.

Staircase to First Floor Landing with airing cupboard housing hot water boiler, access to fully boarded and part insulated loft space with fitted

loft ladder and electric light; double aspect Bedroom 1 with feature open fireplace with brick surround, under-eaves walk-in wardrobe; double aspect Bedroom 2; Bedroom 3 with access to under-eaves storage space; Family Bathroom with coloured suite comprising panel bath with shower over, pedestal hand wash basin, low level WC, heated towel rail.

Mains water and electricity. Mains drainage. Electric radiators and storage heaters. Solar panels supplying hot water and electricity. Double glazing throughout. Wealden District Council Tax Band F.

Outside:

At present, the property is approached via a shared Yard, giving a right of access in perpetuity to Church Farm, its outbuildings, manège, dew pond and pastures. A five bar gate leading off the Yard provides a private entry to the house and Sussex Barn via a driveway with parking for two vehicles. Beyond the drive is a paved patio area with a greenhouse and dog kennel. A path along the side of the house connects to the front door and to a small pedestrian iron garden gate for access to/from Church Lane. The majority of the garden is to the East of the property and is laid to lawn with post and rail fencing and mature planting to the borders. Beyond the enclosed garden is a field with a five-bar iron gate providing alternative off-road vehicular access from Church Lane across the field to the manège, outbuildings and the pastures running to the East and North of the property. These pastures have been split into good sized paddocks, some with mains-fed water drinking tanks.

Wayleaves Easements and Rights of Way: This property is being sold subject to and with the benefit of all rights including public and private rights of way, 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.

Directions: <https://w3w.co///spark.daredevil.puzzled>









Kitchen

14'6" x 9'1" (4.42 x 2.78)

Breakfast Room

22'0" x 8'3" (6.71 x 2.52)

Sitting Room

17'8" x 11'11" (5.40 x 3.65)

Dining Room

12'4" x 9'0" (3.76 x 2.75)

Study/Office

9'2" x 6'3" (2.81 x 1.92)

Bedroom 1

17'9" x 11'11" (5.42 x 3.64)

Bedroom 2

12'5" x 8'3" (3.81 x 2.52)

Bedroom 3

12'2" x 9'0" (3.71 x 2.76)

Bathroom**Shower Room (GF)****Timber-framed Sussex Barn****Dilapidated Cow Shed****Manège**

Circa 19 acres of pasture & paddocks





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Approximate Gross Internal Area = 163.6 sq m / 1761 sq ft
 Barn = 129.7 sq m / 1396 sq ft
 Total = 293.3 sq m / 3157 sq ft
 (Including Eaves / Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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