



Church Farm Stud, Church Lane, Ripe, Nr Lewes, East Sussex, BN8 6AU

Church Farm Stud, Church Lane, Ripe, Nr Lewes, East Sussex, BN8 6AU Guide Price £1,000,000

Church Farm Stud is blissfully located, set back from Church Lane in Ripe, Nr Lewes. It features a detached three bedroom bungalow and circa 7 acres of garden and land, including traditional grass fields and turnout paddocks. So gloriously sited, this former stud farm, is an ideal working livery whilst offering considerable potential as a 'pre-training' establishment, with immediate access to public bridleways.

The property is within the Ripe Conservation Area but outside the South Downs National Park and High Weald AONB. It's described as having excellent communication links, with access to the A27, A26, and A23.

A superb opportunity to acquire an equestrian facility with an indoor school; manège; tack room, feed store and fifteen loose boxes. With 7 acres of pasture, and a detached two bedroom bungalow with attached one bedroom Annexe, this property offers huge potential for home and income either as a livery yard, Riding School or as a lock-up storage facility. The freehold is being sold by Private Treaty with vacant possession on behalf of the Executors.

The Bungalow and Annexe require modernisation and refurbishment with the opportunity for a vaulted ceiling, and the potential to be reconfigured or extended subject to the appropriate Planning Consents being obtained.

The Bungalow currently comprises Hallway with wall mounted meters; fitted Kitchen with pinefronted wall and base units with worktop over, space for under counter washing machine, free standing space for cooker and fridge freezer, under counter Grant oil fired boiler; fully tiled Bathroom comprising panel bath with electric shower over, pedestal hand basin, low level WC; inner Hall with stable door to an enclosed porch; double aspect Sitting Room with French doors opening onto the rear garden; Bedroom 1 with

double aspect; Bedroom 2 overlooking the garden. The South-Westerly facing rear garden is of a good size bordered by mature hedging and a post and rail fence. Laid predominantly to lawn with a mature Cherry Tree, wooden garden shed, there is a full width paved terrace leading to the side double wooden gate offering vehicular access, outside tap.

The water damaged Annexe has been stripped and relined and comprises functioning Shower Room; Bedroom and open plan Kitchen/Sitting Room with French doors onto a small, fully enclosed, South-westerly facing rear garden laid to lawn.

The stabling consists of twenty loose boxes constructed of brick with part tiled and part corrugated roofs around a large concrete yard with through access to the indoor school and paddocks beyond. There is also a separate covered stable block with a further four loose boxes with corrugated roofing.

The indoor school is a portal-framed former agricultural barn with corrugated roof and elevations, electric light and power with ample hard standing for horse box parking.

The post and rail enclosed manège is situated to one side of the bridle path that runs through the property and is approached via a shared access.

Entrance to the acreage is through the yard and consists of traditional grass fields and post and rail fenced paddocks with mature hedging to the borders.

This is a highly desirable and flexible property with huge potential in the much sought after village of Ripe, those looking to establish commercial activities such as a professional dog training facility or substantial storage facilities, particular for vehicles or motor homes.

Local authority: Wealden District Council - Tax band F

Services: Mains water, Electricity & Drainage are appointed to the property. Electric Heating









Riding School

99'7" x 69'1 (30.35m x 21.06m)

Bungalow

Entrance Hall

Kitchen

11'10" x 10'2" (3.61m x 3.10m)

Bathroom

Sitting Room

17'11" x 15'9" (5.46m x 4.80m)

Bedroom

11'11" x 7'8" (3.63m x 2.34m)

Bedroom

16" x 12'2" (4.88m x 3.71m)

Reception Room

15'10" x 15'7" (4.83m x 4.75m)

Bedroom

15'7" x 9" (4.75m x 2.74m)

En-Suite

Separate Outdoor W/C





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Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft

Outbuildings = 1058.3 sq m / 11391 sq ft

Total = 1188.4 sq m / 12792 sq ft

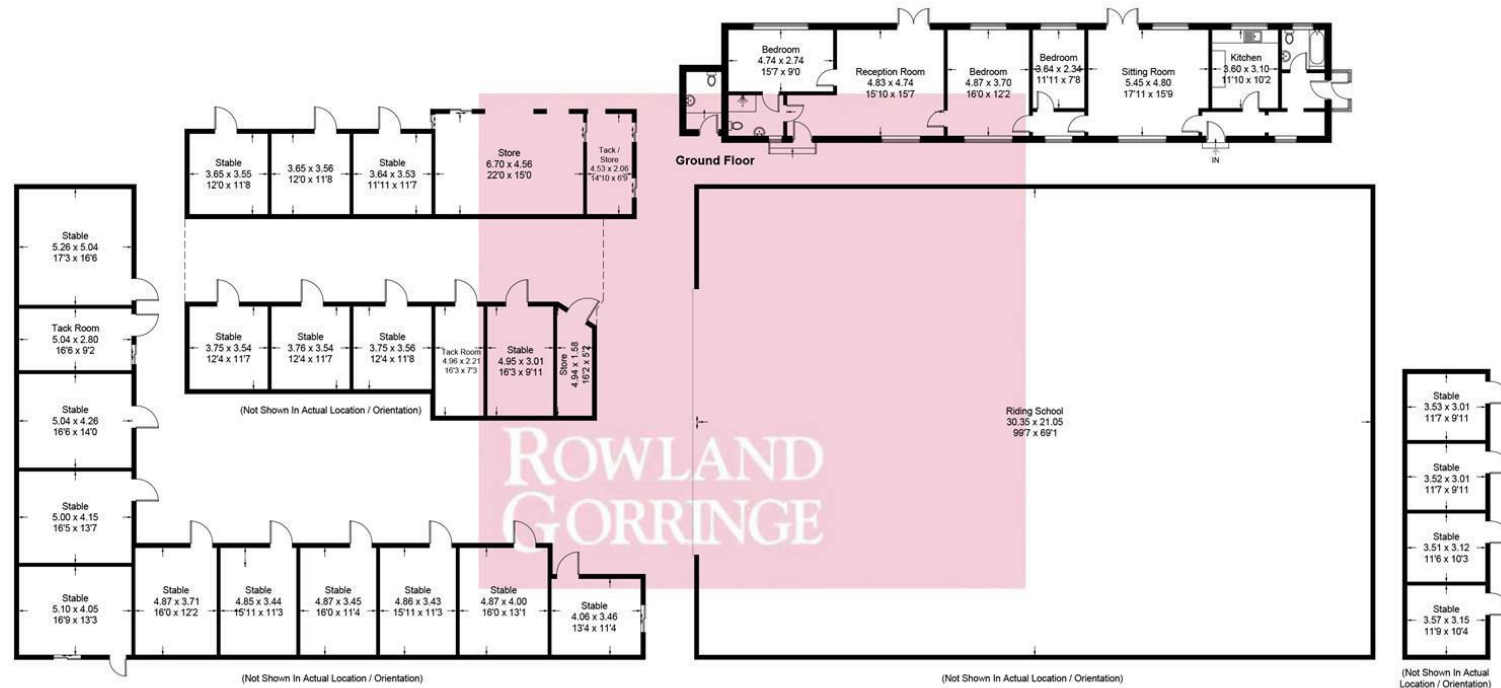


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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given 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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