

A charming 5-bedroom detached Victorian house with separate detached holiday bungalow & equestrian facilities, set on a plot approaching 4-acres & positioned in a stunning, tranquil location on the periphery of Balcombe village.



Forest Farm House & Forest Farm Cottage, Balcombe, West Sussex
RH17 6QZ

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Forest Farm House & Forest Farm Cottage,
Paddockhurst Lane,
Balcombe,
West Sussex.
RH17 6QZ

Both the house and separate holiday bungalow have been sympathetically renovated, reconfigured and extended by the current owners which provide generously proportioned room sizes along with a practical layout suited to modern day living. The delightful grounds extend to approximately 4-acres and contain various outbuildings with equestrian facilities, an enclosed paddock, formal gardens and woodland, all of which are a particular feature of this idyllic country home and setting. Far-reaching, panoramic countryside views across to the South Downs are also enjoyed.

the house...

- 5-BEDROOM DETACHED VICTORIAN HOUSE.
- SEPARATE DETACHED HOLIDAY BUNGALOW & EQUESTRIAN FACILITIES.
- HIGHLY LUCRATIVE INCOME STREAM FROM HOLIDAY LET BUSINESS.
- **MAIN HOUSE** - 4-RECEPTION ROOMS, 5-BEDROOMS (2 EN-SUITE). KITCHEN, UTILITY ROOM, CLOAKROOM/WC, WALK-IN LARDER, BOOT/BOILER ROOM, FIRST FLOOR BATHROOM.
- **HOLIDAY BUNGALOW** – OPEN PLAN LIVING/DINING/ KITCHEN, 2 BEDROOMS (1 EN-SUITE) & BATHROOM.
- EPC RATINGS – HOUSE: E / BUNGALOW: D.
- COUNCIL TAX BANDS – HOUSE: G / BUNGALOW: EXEMPT.

benefits include...

- RURAL EDGE-OF-VILLAGE LOCATION SET WITHIN A QUIET NO-THROUGH TRACK.
- WEALTH OF CHARACTERFUL FEATURES TO BOTH PROPERTIES.
- DOUBLE-GLAZED WINDOWS & DOORS THROUGHOUT BOTH.
- ULTRAMODERN BIOMASS PELLET BOILERS PROVIDING CENTRAL HEATING & HOT WATER.
- MAINS ELECTRICITY. PRIVATE DRAINAGE.
- IDEAL HOME & GROUNDS FOR ENTERTAINING .
- EASY DRIVE TO BALCOMBE RAIL STATION & ACCESS TO A/M23.
- CLOSE DRIVING PROXIMITY TO HIGHLY REGARDED SCHOOLS.

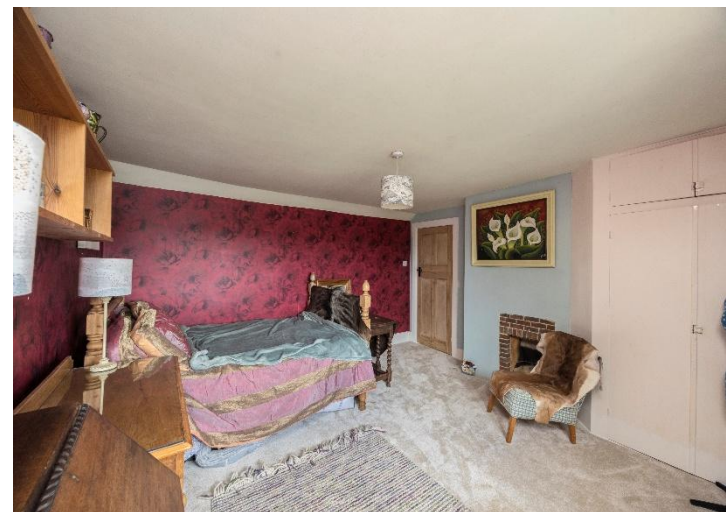
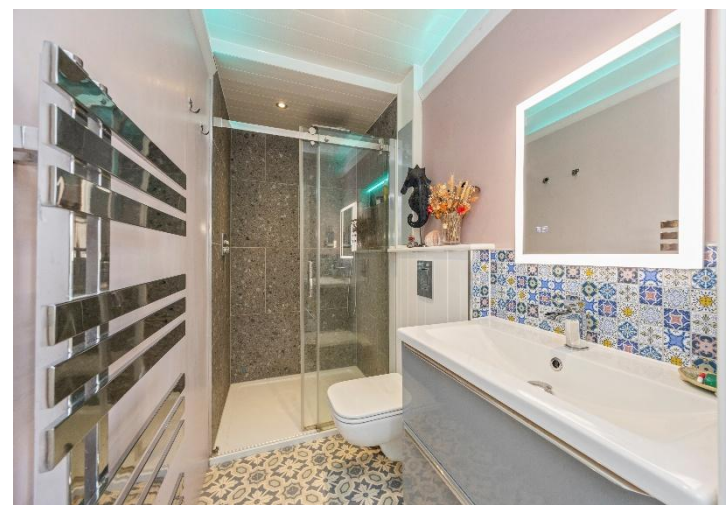
see more on page 5

the gardens & grounds...

- SUPERB PLOT APPROACHING 4-ACRES WITH ELEVATED PANORAMIC VIEWS.
- LAWNED GARDENS, Paddock, WOODLAND & VEGETABLE GARDEN.
- EXTENSIVE PRIVATE PARKING.
- GARAGE/BOILER ROOM.
- 2-STABLES, STOREROOM, TACK ROOM, WC.
- UNINTERRUPTED COUNTRYSIDE VIEWS.
- HIGH DEGREE OF PRIVACY & PEACEFUL SECLUSION.

see more on page 7





the house in more detail...

An imposing and characterful 5-BEDROOM DETACHED VICTORIAN HOUSE of 2,295 sq.ft., set on an IMPRESSIVE PLOT APPROACHING 4-ACRES and tucked away at the far end of a QUIET NO-THROUGH TRACK off a PEACEFUL COUNTRY LANE. The property offers EQUESTRIAN FACILITIES and a SELF-CONTAINED DETACHED HOLIDAY BUNGALOW of 865 sq.ft., currently operated as a successful 'Sykes Cottages' holiday let, providing a highly lucrative additional income stream. Subject to planning consent, the bungalow could also serve as 'an annexe to the main residence' should the incoming purchaser so wish.

Both 'Forest Farm House' and 'Forest Farm Cottage' have been significantly and sympathetically renovated, reconfigured and refurbished by the current owners who have happily resided here for the past 14 years. The holiday accommodation has been transformed from a rundown agricultural outbuilding into a superb self-contained bungalow, now used for ancillary holiday lets within the curtilage of the main house. Both properties retain a wealth of period features, while their thoughtfully redesigned layouts offer practical modern living combined with immense charm.

Nestled within a tranquil, rural setting in the High Weald Area of Outstanding Natural Beauty, the property and its grounds enjoy magnificent panoramic countryside views afar to the South Downs, positioned on the periphery of the sought-after village of Balcombe.

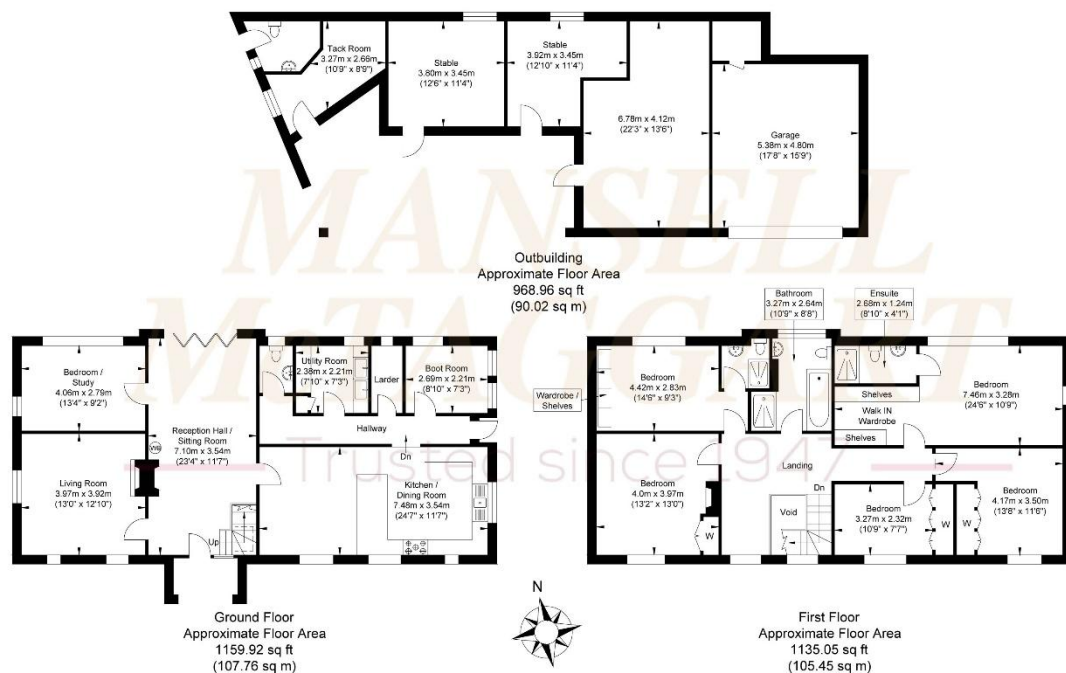
In brief, the accommodation to the **MAIN HOUSE** comprises a state-of-the-art Hörmann front ENTRANCE DOOR opening into a through RECEPTION HALL/SITTING ROOM with a turned staircase to the first floor, woodburning stove and bi-folding doors to the rear garden. The LIVING ROOM features an exposed brick open fireplace whilst adjacent is a STUDY. A well-appointed kitchen features bespoke rustic solid wood cabinetry and offers spaces for a Range-style cooker, dishwasher and American-style fridge/freezer whilst the spacious DINING AREA accommodates a large table and chairs. Off the kitchen, an INNER HALLWAY provides access to a CLOAKROOM/WC, separate UTILITY ROOM, a large WALK-IN LARDER and a spacious BOOT ROOM housing an ultramodern floor-standing pellet boiler. An external door from the hallway opens onto an enclosed paved and shingle terrace.

A bright and airy PART-GALLERIED LANDING enjoys spectacular, far-reaching countryside views towards the South Downs and provides access to FIVE BEDROOMS and a FAMILY BATHROOM. The PRINCIPAL BEDROOM benefits from a WALK-IN WARDROBE and EN-SUITE SHOWER ROOM, while BEDROOM TWO also has an EN-SUITE SHOWER ROOM.



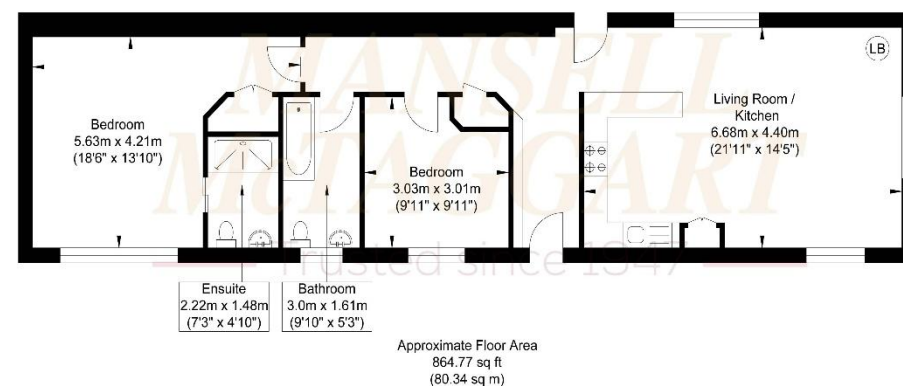
The floorplan...

Paddockhurst Lane



Approximate Gross Internal Area (Excluding Outbuilding) = 213.21 sq m / 2294.97 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Paddockhurst Lane



Approximate Gross Internal Area = 80.34 sq m / 864.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection from Unfair Trading Regulations 2008 We have not evaluated any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

the holiday bungalow in more detail...

The accommodation briefly comprises, an ENTRANCE HALL opening through to a beautifully appointed open plan LIVING/DINING ROOM/KITCHEN with a part-vaulted and beamed ceiling featuring a freestanding woodburning stove, a generous DINING AREA and a fully fitted KITCHEN with solid wood bespoke cabinetry and an integrated induction hob and electric oven. Spaces/plumbing are available for a dishwasher, washing machine and an undercounter fridge.

An inner hallway with an airing cupboard, leads to a characterful, part-vaulted and beamed EN-SUITE BEDROOM with double fitted wardrobe, exposed stone walls and sliding patio doors onto a private decked terrace to the front. BEDROOM 2, a further double room is served by a luxurious BATHROOM positioned alongside.



the gardens & grounds...

The property is approached via a 5-bar timber gate with pedestrian access. An extensive PRIVATE PARKING AREA accommodates numerous vehicles and provides access to a DOUBLE GARAGE equipped with a state-of-the-art Hörmann door, power and light. To the rear is a separate boiler room while attached is a large STOREROOM with TWO SEPARATE STABLES, TACK-ROOM and WC alongside.



THE GARDENS AND GROUNDS, BEING A PARTICULAR FEATURE enjoy breathtaking uninterrupted countryside views towards the South Downs, creating a wonderful sense of calm and serenity. LAWNED GARDENS surround the main cottage while beyond is a PADDOCK, WOODED AREA and an ENCLOSED VEGETABLE/FRUIT GARDEN with raised timber beds and a GREENHOUSE.

OVERALL PLOT APPROACHING 4-ACRES.

the location...

The property is situated in a rural location at the end of a tranquil no-through track off Paddockhurst Lane which is shared with three other properties and set on the periphery of Balcombe village where the property enjoys a high degree of privacy and seclusion whilst surrounded by glorious open countryside. Accessed directly from the track are two separate footpaths which provide a handy shortcut to Balcombe Lake and the village itself which lies approximately 1.25 miles to the west.

Balcombe village not only benefits from having a mainline station with regular services to Gatwick, London, and the south coast, but also offers further village facilities including a village store, coffee shop, village pub, church, various sports clubs and social groups including The Village Club.

The property is also conveniently situated for the A/M23 which provides access to London, Gatwick Airport and the south coast.

Balcombe is surrounded by beautiful Sussex countryside interspersed with footpaths and bridleways as well as angling facilities, with nearby walks to include the Paddockhurst Estate and Wakehurst Park linking with Ardingly Reservoir.



schools...

The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park Secondary Academy in Cuckfield. The property is also located approximately 2.5 miles to the south of Worth School whilst also conveniently situated for numerous other independent schools including Ardingly College, Great Walstead, Handcross Park, Brambletye, Copthorne and Cottesmore. These, in addition to some other of the counties highly regarded independent schools – including Brighton College, Lancing, Bedes, Burgess Hill Girls, Roedene and Hurst all run a school bus service with pick-up points close by.

stations...

Balcombe (5.7 miles) provides fast and direct services to London Bridge (40 mins), London Victoria (49 mins), Gatwick Airport (10 mins) and the south coast (Brighton 28 mins).

Haywards Heath (5.9 miles).

Three Bridges (6.6 miles).

road links...

By road, access to the major surrounding areas can be gained via the A/M23, the latter lying approximately 5.3 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

For more details from Mansell McTaggart...

call: Cuckfield: 01444 417600
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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