



## BRAYLSHAM CASTLE

Pottens Mill Lane, Broad Oak, Heathfield, East Sussex



## A UNIQUE MODERN CASTLE

This fabulous property provides the opportunity to purchase your own fairytale castle built only 25 years ago, located on a moated island and surrounded by stunning Sussex countryside.

			EPC
7-8	6	3-4	D

Tenure: Freehold  
Local Authority: Wealden District Council  
Council Tax: H  
Services: Mains water and electricity. Oil-fired and biomass heating. Private drainage.  
Postcode: TN21 8TY  
What3Words: ///remote.deprives.years



## SITUATION

The property occupies a stunning rural setting in a secluded wooded valley, nestled between the villages of Broad Oak and Mayfield, within an area designated as the High Weald National Landscape Area. The sought-after village of Mayfield, with its historic convent buildings lining the beautiful High Street, is just over 3 miles away and provides an excellent range of facilities including shops, bakery, cafes, post office, pharmacy, primary school, award-winning pub and restaurants. The larger market towns of Heathfield and Uckfield both offer a wider range of shops and supermarkets (including Waitrose). Train stations at Wadhurst, Stonegate, Etchingham and Tunbridge Wells provide a regular service to London. There is a good choice of schools in the area, in both the state and private sectors, including Mayfield, Marlborough House Vinehall (Robertsbridge), St Ronan's (Hawkhurst), Holmewood House (Langton Green), Benenden School and Eastbourne College.

### **Distances:**

Broad Oak village 1.5 miles. Heathfield 3 miles. Mayfield 3.3 miles. Stonegate 6.5 miles (London Bridge from 59 minutes). Etchingham 9 miles (London Bridge from 64 minutes). Tunbridge Wells 12 miles. Distances and times are approximate



# BRAYLSHAM CASTLE

This fabulous and unique property offers the potential to own your very own moated castle in a stunning rural setting. Despite its medieval appearance, the castle was only constructed about 25 years ago by the current owners' family using reclaimed materials to provide authentic period character but with the benefit of all modern conveniences. At the centre of the property is the impressive Great Hall with its vaulted ceiling and exposed beams, full height windows (two of which are stained glass), York stone floor, inglenook fireplace and banqueting table that can sit up to 25 people. Large oak double doors open out into the courtyard and garden creating the perfect space for large family gatherings or entertaining.

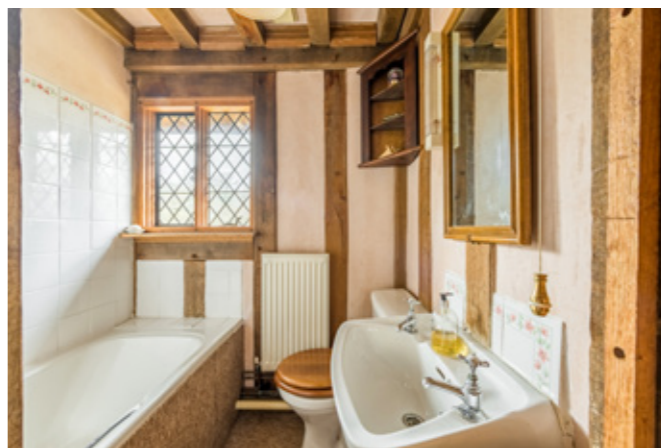
At one end of the property, a stone spiral staircase leads to the square tower with the principal bedroom, bathroom, additional single bedroom or dressing room, and then up to a roof terrace with spectacular far-reaching views over the lake and surrounding countryside.

The Elizabethan timber-framed part of the property, also accessed by a stone spiral staircase, is arranged over three floors plus a large cellar. The ground floor includes a spacious country kitchen with Aga cooker, walk-in pantry, a small snug and a useful ground floor bedroom with en suite bathroom.

The wonderful double aspect drawing room is located on the first floor and features exposed beams, an inglenook fireplace and floor to ceiling windows overlooking the lake. There are two characterful bedrooms on this level, both with en suite facilities. A further two good sized bedrooms are located on the second floor, again with en suite bathrooms, as well as an additional smaller room which could be used as a study or dressing room. In all, the accommodation totals approximately 3162 square feet.









## OUTSIDE

The castle is approached over a long private driveway leading to a parking area with detached open log store/mower shed (with plans to convert to a large triple bay garage with office space above subject to planning consent). At the front of the castle, there is a charming walled courtyard, accessed over a working drawbridge over the moat, through an arch flanked by attractive castellated towers. An attractive stone arch gives access to a small south-facing lawned garden on the edge of the lake (also accessible from the kitchen) with a terrace, ideal for al fresco dining whilst enjoying views across the lake and delightful rural surroundings.

The property includes a paddock with detached stable building and tack room and a further paddock with detached open double bay barn with store above (offering potential for conversion to a home office or studio subject to necessary planning consent). There is also an additional smaller paddock, on the edge of the lake, as well as large areas of woodland. In all about 10.18 acres.





Approximate Gross Internal Area  
 Castle: 259.8 sq m / 2796 sq ft.  
 Cellar: 34.0 sq m / 366 sq ft.  
 Outbuildings: 64.3 sq m / 692 sq ft.  
 Total: 358.1 sq m / 3854 sq ft (excluding void & log/mower shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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