



CROWHURST BRIDGE FARMHOUSE
SHRUB LANE, BURWASH, EAST SUSSEX, TN19 7EB



**Lambert
& Foster**

STONEGATE STATION 3.5 MILES | TUNBRIDGE WELLS STATION 12 MILES | GATWICK AIRPORT 35 MILES

CROWHURST BRIDGE FARMHOUSE, SHRUB LANE, BURWASH, EAST SUSSEX, TN19 7EB

An historic Grade II Listed farmhouse set in approximately 42 acres of land comprising of gardens, paddocks, woodland and ponds. The property includes several outbuildings including a large four bay steel framed barn and a timber framed thatched garage and workshop.

ASKING PRICE £1,250,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this historic Grade II Listed farmhouse set in approximately 42 acres of land comprising of gardens, paddocks, woodland and ponds. The property includes several outbuildings including a large four bay steel framed barn and a timber framed thatched garage and workshop.

A truly rare and historically significant country residence, Crowhurst Bridge Farmhouse is a Grade II listed property with origins believed to date back to circa 1170. The property, which is in an Area of Outstanding Natural Beauty (AONB), combines a remarkable medieval timber-framed farmhouse with a later linked oast house conversion, set within approximately 42 acres of land comprising gardens, paddocks, woodland and ponds. The estate offers exceptional potential for multi-generational living, equestrian use, or a live-work lifestyle, whilst requiring modernisation throughout.

The original farmhouse is of square-panel timber frame construction with traditional wattle and daub infill beneath a thatched roof, forming an outstanding example of early English vernacular architecture. Internally, the accommodation retains significant period features and is arranged over two floors. The kitchen forms the heart of the home, fitted with a Smallbone-style kitchen, central island, quarry tiled flooring and pantry cupboards. Adjacent is a boiler room with shower and separate WC.

The main reception areas flow from the kitchen into the historic core of the house, including a dining room, sitting room with open fireplace, and a further snug or study. Original wooden stairs rise to the first floor, where the principal bedroom benefits from a vaulted ceiling, alongside a further bedroom and family bathroom. Additional access leads to a substantial boarded attic room above the kitchen.

Attached to the farmhouse is the later oast house conversion, constructed with a combination of weatherboarded elevations and brickwork beneath a tiled roof. The oast provides extensive and flexible accommodation, including a large living space, access to a wine cellar, and distinctive roundel rooms. The cowl was professionally repaired approximately two years ago. Accommodation includes a ground floor bedroom with wet room-style shower, a further roundel bedroom upstairs, an additional double bedroom, and a family bathroom.



To the side of the property is a timber-framed garage with a recently rethatched roof, incorporating wooden stairs leading to a boarded first floor, with a sunroom to the southern elevation, offering attractive countryside views. Outbuildings further enhance the estate, including a timber and block-built pig shed on a concrete base with lean-to, and a substantial four-bay steel-framed barn with open frontage and concrete flooring. The barn is fitted with approximately 15 solar panels providing electricity and supplementary heating, while the main house also benefits from additional solar panels supplying hot water, complemented by air source heat pumps.

Externally, the property is surrounded by mature grounds, with gardens wrapping around the house and extending into paddocks, woodland and ponds. The land is currently under a grazing licence on a rolling monthly tenancy, offering flexibility and potential income.

The property presents an outstanding opportunity to create a unique family home, multi-generational residence, or a countryside live-work estate of considerable scale and character, in a highly desirable rural setting.

The property is situated in a highly sought-after rural position within the Kent Sussex countryside, surrounded by open farmland and woodland, offering peace, privacy and direct access to countryside walks. Transport links are excellent for a rural location, with access to the A21 providing routes to the M25, London and the south coast and mainline rail services are available from nearby Stonegate.

This combination of rural seclusion, heritage significance and accessibility makes Crowhurst Bridge Farmhouse a truly unique opportunity in the East Sussex countryside.







FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Crowhurst Bridge Farm House, 113 Shrub Lane, Burwash, Etchingam, TN19 7EB



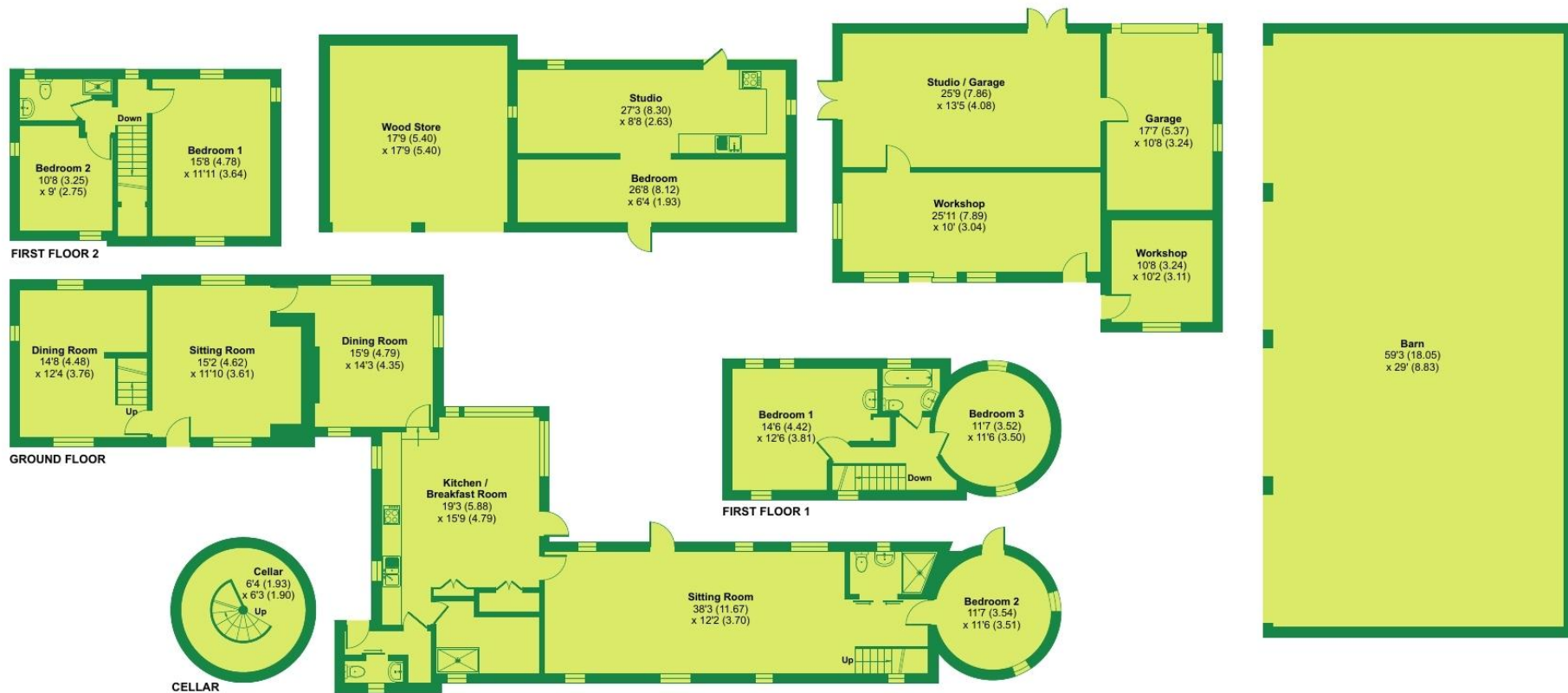
Approximate Area = 2484 sq ft / 230.7 sq m

Garage = 811 sq ft / 75.3 sq m

Outbuildings = 2542 sq ft / 236.1 sq m

Total = 5837 sq ft / 542.1 sq m

For identification only - Not to scale







VIEWING: By appointment only. **Sussex Office Wadhurst:** 01435 873 999

WHAT3WORDS: ///POTS.MADDER.SAPPING

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** mains **Sewerage:** Septic tank

Heating: Air source heat pump and 15 x solar panels with additional panels for heating water

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band G **EPC:** N/A

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

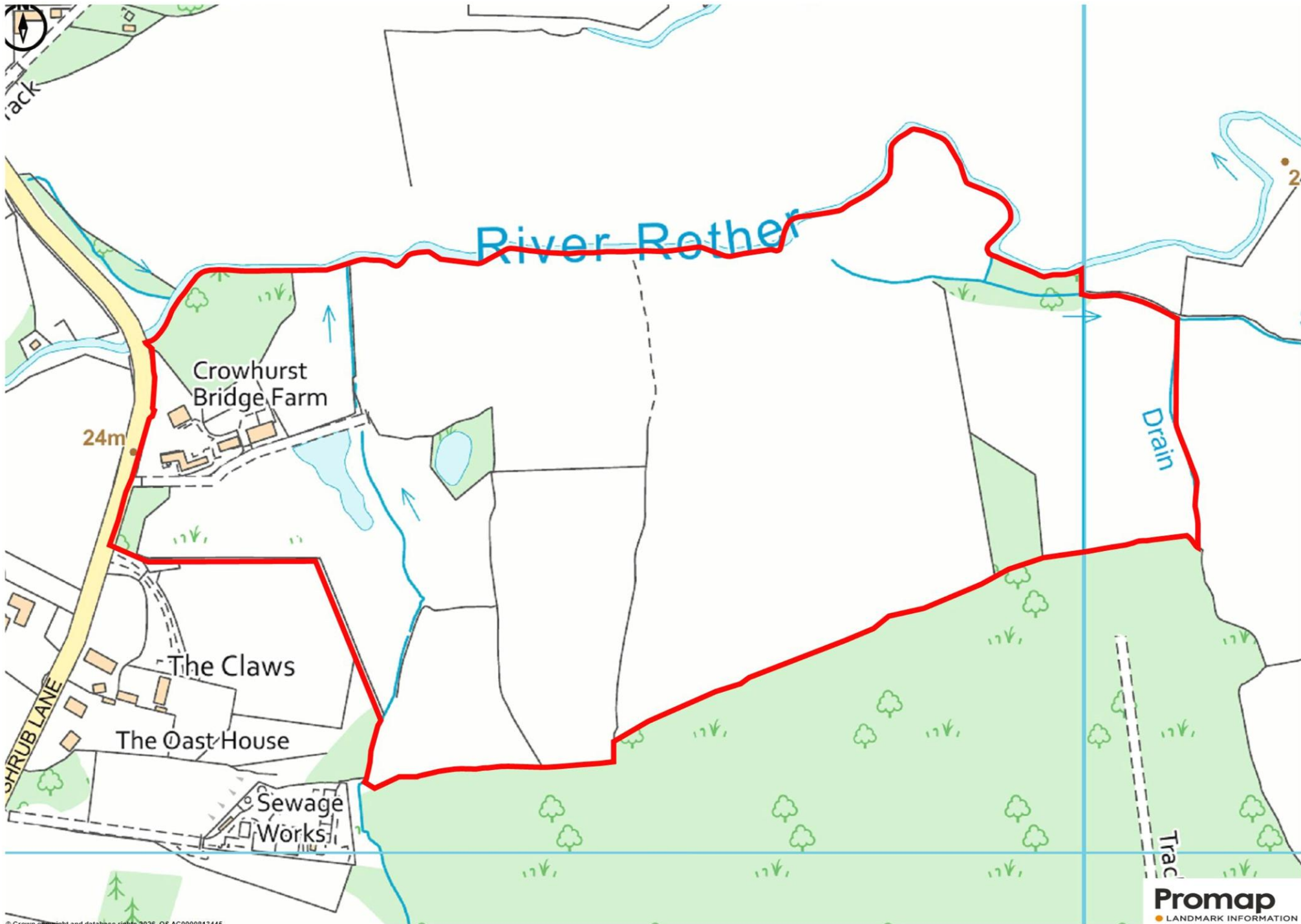
PHYSICAL CHARACTERISTICS: Timber-frame with wattle & daub under thatch, with later brick and weatherboarded additions under a tiled roof. Due to the age, historic nature and construction of the property, we advise a full structural survey.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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