

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Hollow Lane, Blackboys, TN22 5JB

- ▼ Unlisted Detached Cottage
- ▼ Approximately 10 Acres
- ▼ Multiple Outbuildings
- ▼ Lots Of Potential
- ▼ Approached Via Private Drive
- ▼ Breathtaking Views



EPC RATING

Current:
57 D

Potential:
91 B

£1,250,000



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We are thrilled to present this rare opportunity to acquire a detached, unlisted four-bedroom equestrian property, complete with an additional detached one-bedroom cottage, nine stables, and multiple outbuildings, including a large purpose-built workshop and garages. Situated on just under approximately 10 acres of beautifully landscaped gardens, paddocks, and woodlands, this property enjoys an enviable rural setting in the desirable village of Blackboys. This exceptional home offers an exciting prospect for new owners to put their own stamp on the property and undertake redevelopment (subject to the necessary permissions). The main house provides over 1,400 square feet of living space across two floors. The ground floor comprises a kitchen/breakfast room, dining room, sitting room, and a store room, while the first floor features four bedrooms and a family bathroom. Adjacent to the main house, the detached cottage is all on one level and includes an entrance hall, kitchen, bathroom, reception/dining room, a bedroom and private garden. The property boasts a range of outbuildings, including a 38'2 x 22'6 purpose-built workshop, seven additional stables, and a tack room. Approached via a private drive off a quiet country lane, the property offers ample parking at the front of the house. Outside, the property is surrounded by a beautifully landscaped wrap-around garden, with the additional land featuring paddocks, woodlands, and two ponds. With breathtaking views and a peaceful, private location, the property provides a fantastic opportunity for development, subject to the necessary permissions, allowing the new owners to shape it according to their needs.

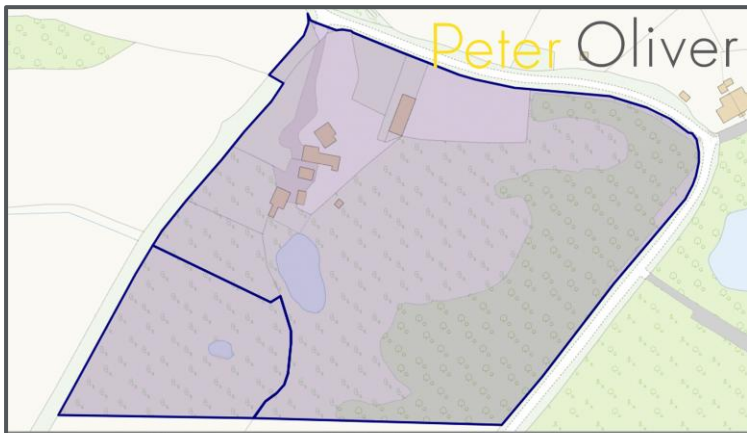
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS



Plot is approx. 9.87 Acres (over 2 plots)
Plan is just a guide and may not be 100% accurate





Hollow Lane, Blackboys, East Sussex, TN22

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft

Outbuildings = 258.6 sq m / 2784 sq ft

Total = 400.1 sq m / 4307 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1156637)



TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.