



Land & Property Experts



**HILL HOUSE, BROOKLANDS FARM
GLAZIERS FORGE LANE, DALLINGTON, EAST SUSSEX TN21 9JG**

**HILL HOUSE
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DALLINGTON
EAST SUSSEX
TN21 9JG**

Dallington	-	0.9 mile
Brightling	-	2.9 miles
Heathfield	-	4.8 miles
Tunbridge Wells	-	16.8 miles

A residential and grassland smallholding located within the High Weald National Landscape.

- Three/four-bedroom farmhouse (subject to an AOC)
- Ring-fenced pasture fields with woodland shaws
- Yard with agricultural outbuilding and stables
- Direct access to a Restricted Byway with Bridleways beyond.
- Extending in all to about 27.95 acres (11.31 ha)

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £1,000,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455**

LOCATION

The property is located off Glaziers Forge Lane, approximately 0.9 miles to the north-west of Dallington, 2.9 miles to the south-west of Brightling, and 4.8 miles to the south-east of Heathfield.



DESCRIPTION AND BRIEF HISTORY

Since being purchased by the vendor's family in 1987 the property has predominately been run as an equestrian holding, together with farming enterprises including the rearing of sheep and cattle.

Located within The High Weald National Landscape, the property briefly comprises:

THE FARMHOUSE. Understood to have been constructed in the early 1970s, the farmhouse is of red brick and weatherboard elevations beneath a tiled roof.

The farmhouse sits in an elevated position overlooking the yard and buildings below and briefly comprises:

GROUND FLOOR

Entrance Porch. Fully enclosed with internal door to.

Reception Hall. Stairs to **First Floor**.

Living Room. (triple aspect) Parquet floor, wood burner on stone hearth with exposed stone chimney breast behind. Glazed double doors to outside.

Dining Room. Parquet floor and glazed door to outside.

Study/Dressing Room. Open through to:

Sitting Room/Bedroom 4

Shower Room. Shower cubicle, pedestal wash basin, and W.C.

Kitchen/Breakfast Room. Wooden worktops with inset electric hob and Stainless-Steel sink and drainer. Matching base and wall-mounted storage cupboards. Integral electric oven with microwave above.

Utility Room. Worktop with inset Stainless-Steel sink and drainer. Space and plumbing for washing machine, oil-fired boiler. Door to outside.

Boot Room. Door to:

Log/Garden Store. Fully enclosed with gate to outside and door to **Potting Shed**.

FIRST FLOOR

Landing with Airing cupboard.

Bedroom 1. (double aspect). Built-in wardrobes. **En-Suite** with shower, pedestal wash basin, and W.C. Glazed door to **Rooftop Balcony** (26'4" x 12'1").

Bedroom 2. (double aspect) Built-in wardrobes.

Bedroom 3. (double aspect) Built-in wardrobes.

Family Bathroom. Panelled bath with wall-mounted shower attachment, pedestal wash basin, and W.C.

OUTSIDE

THE GARDEN

The garden surrounding the farmhouse is predominantly down to lawn, interspersed with flowerbeds and a variety of trees and shrubs. The garden also benefits from a paved seating area and a central grass 'island' on the drive.

THE LAND

The gently sloping agricultural land is divided into a number of enclosures with the south-eastern fields being classified as Grade 3 and those to the north being Grade 4. There are two woodland shaws (approximately 1.37 acres in total) with the northern block predominantly being classified as Ancient and Semi-Natural Woodland.





OUTBUILDINGS

Located within a **Yard** to the north-west of the farmhouse, there is a concrete portal frame **Barn** with an attached lean-to (extending in all to approximately 7,000 ft²). The family have historically stabled horses within the main barn (seven **Loose Boxes** and a Feed Room) and lean-to (four **Loose Boxes**).

ACCESS

The property is accessed via a private driveway leading from a Restricted Byway. The yard benefits from independent access leading from the farmhouse drive.

LOCAL AUTHORITY

Rother District Council.

COUNCIL TAX

Band F

TENURE

The property is to be sold freehold with vacant possession.

DIRECTIONS

From The Swan public house at Woods Corner head west on the Battle Road (B2096) towards Heathfield. After approximately 1.1 miles turn right onto Glaziers Forge Lane, whereafter the private drive leading to Hill House will be found on the right-hand side after approximately 240 yards. **What3Words**: blogging.strange.bleaker

SERVICES

Mains electricity and water, private drainage.

EPC RATING

The Farmhouse: Band D

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not.

Public footpaths cross the property.

Further information available from the selling agent.



PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

TOWN AND COUNTRY PLANNING

The farmhouse is subject to an AOC (Agricultural Occupancy Condition) which states: *"The occupation of the dwelling shall be limited to a person solely employed locally in agriculture as defined in section 290 (1) of the Town and Country Planning Act, 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)."*

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

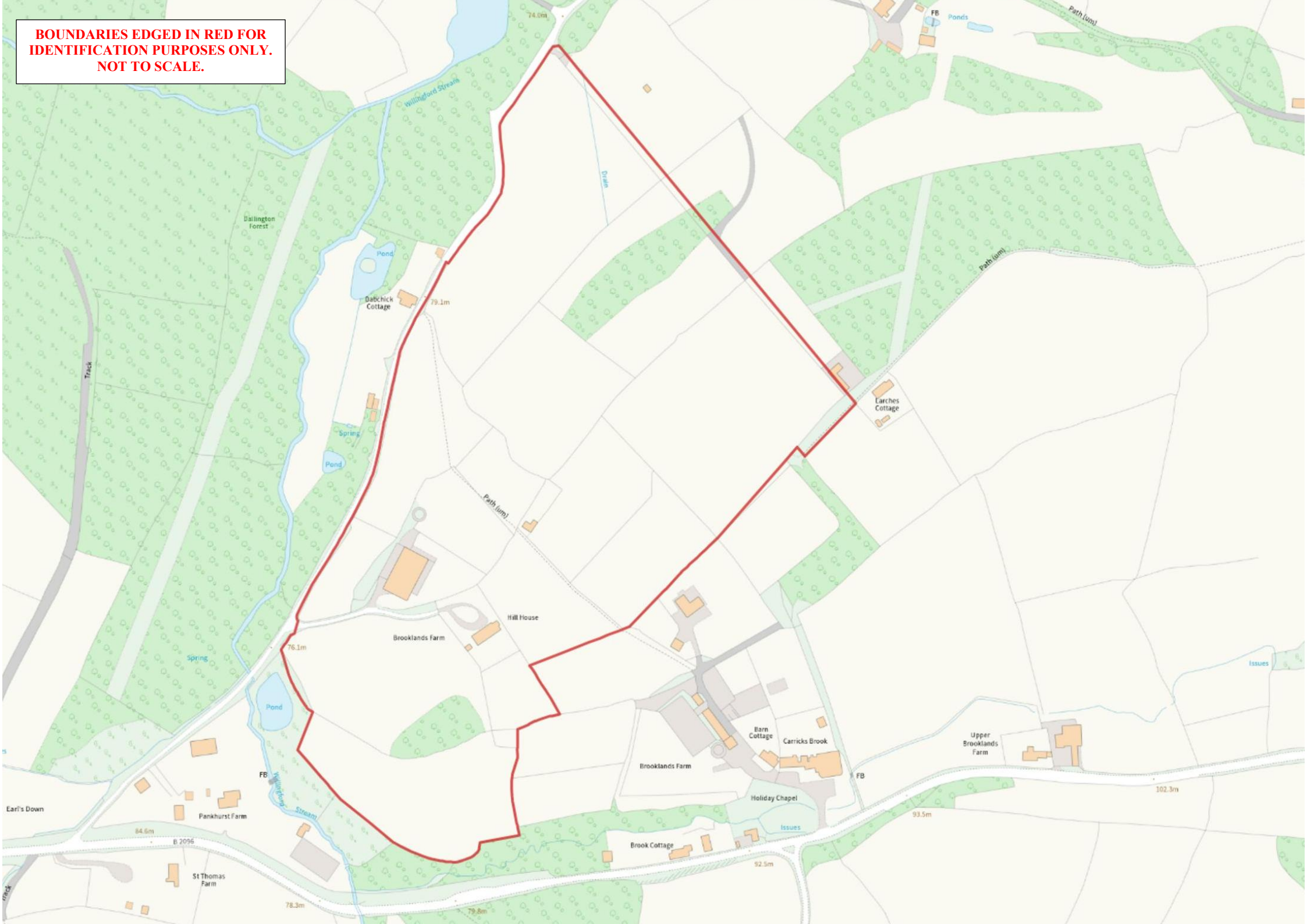
Strictly by appointment with the selling agent. The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

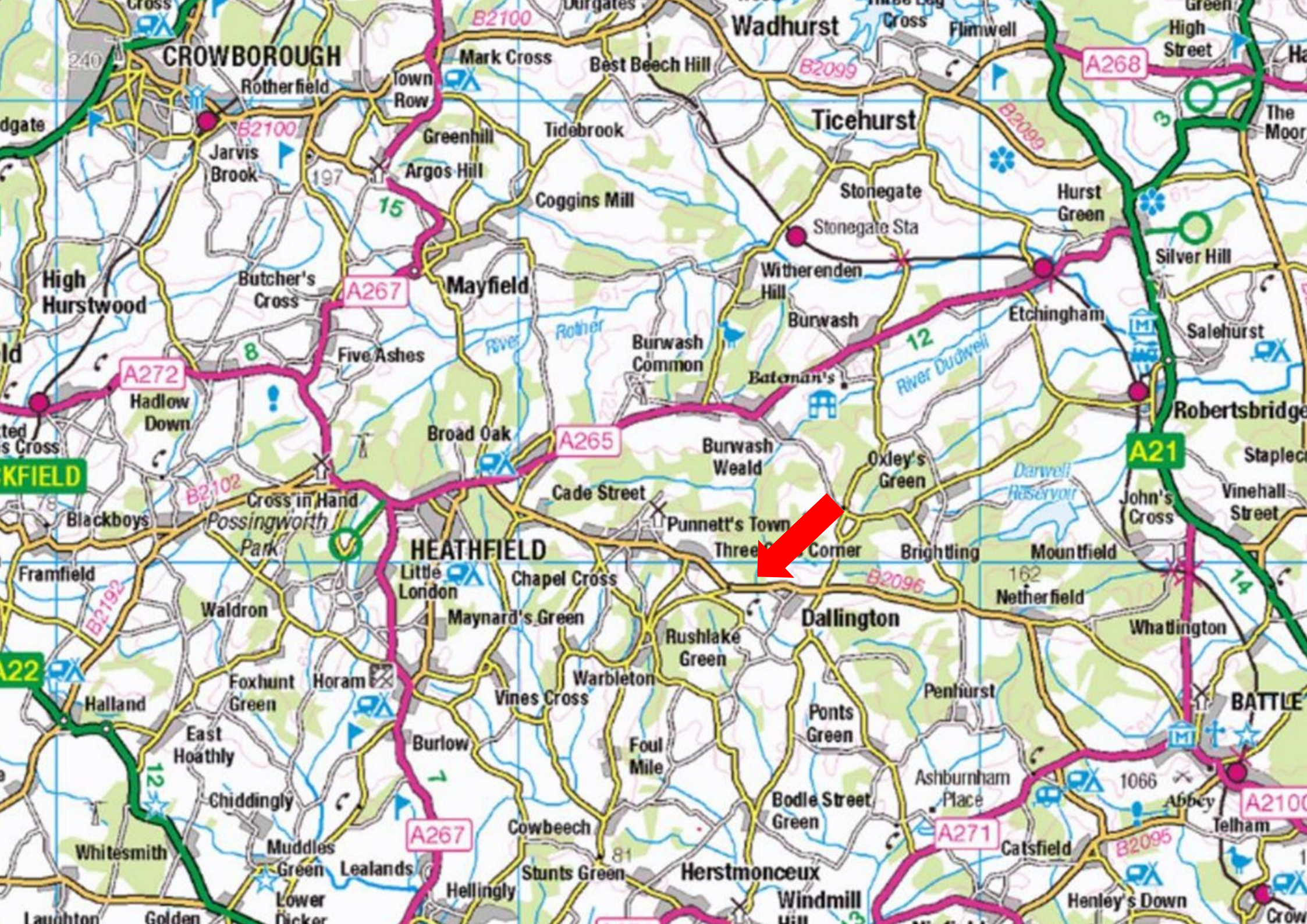
PURCHASER IDENTIFICATION

In accordance with Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.



BOUNDARIES EDGED IN RED FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.





CROWBOROUGH

Wadhurst

Ticehurst

Mayfield

HEATHFIELD

Dallington

BATTLE

High Hurstwood

WINDFIELD

W22

A267

A265

A271

A21

A2100

B2100

B2099

A268

B2100

A267

A272

B2102

A267

B2096

B2095

240

197

15

8

78

12

A267

81

1066

A2100

Laughton

Golden

Lower Dicker

Lealands

Hellingly

Stunts Green

Herstmonceux

Windmill Hill

Catsfield

Henley's Down

Crow

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ted's Cross

Blackboys

Framfield

Halland

Whitesmith

Laughton

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Lower Dicker

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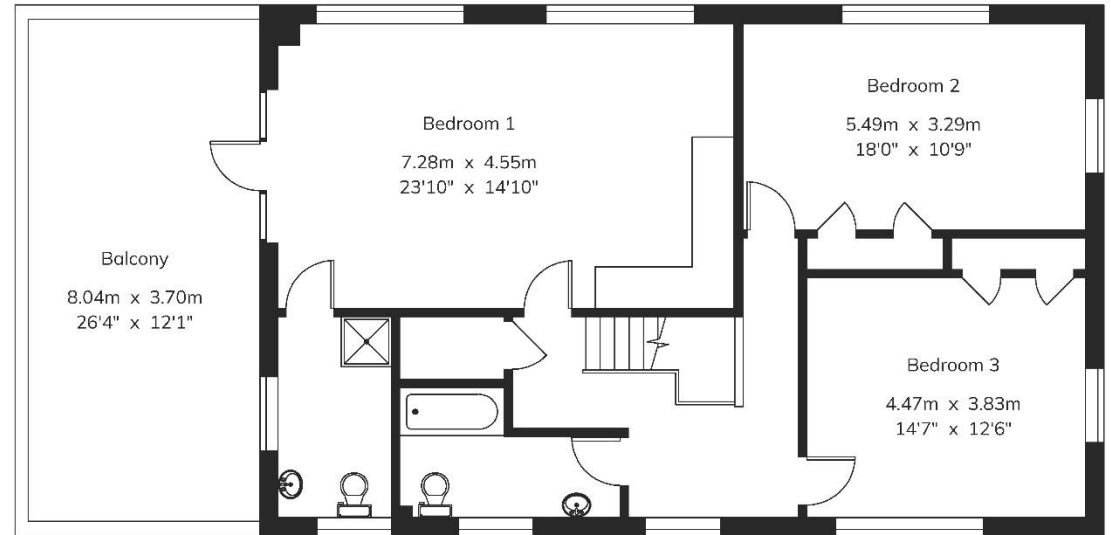
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Herstmonce

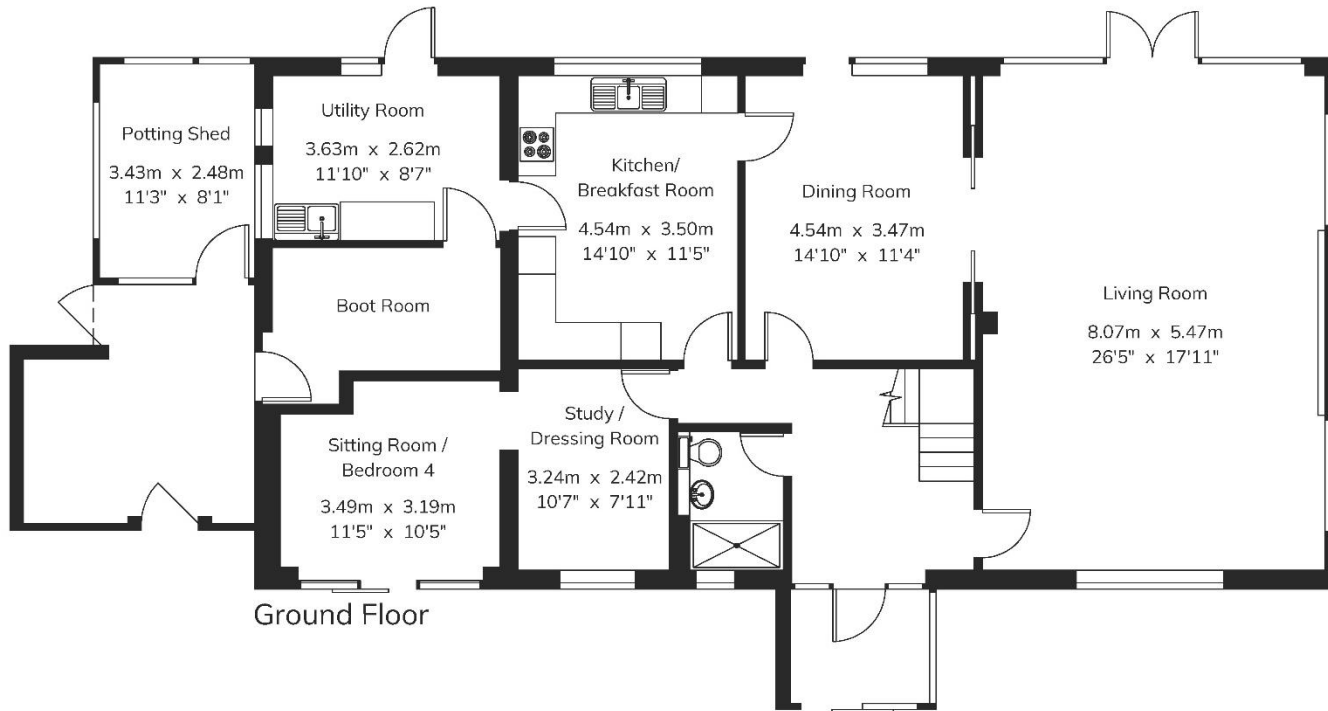


Hill House

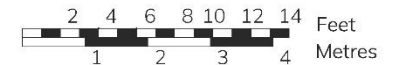
Gross Internal Area : 250.3 sq.m (2,694 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.

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Land and Property Experts

www.btfpartnership.co.uk

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