



**LOT 1- CONSTLER MANOR
BROAD OAK, NEAR RYE, EAST SUSSEX TN31 6EP**

LOT 1- CONSTER MANOR NORTHIAM ROAD BROAD OAK, NEAR RYE EAST SUSSEX TN31 6EP

Northiam	-	2.3 miles
Westfield	-	4.1 miles
Rye	-	7.3 miles
Tenterden	-	10 miles

A traditional Sussex residential and grassland estate located within the picturesque Tillingham Valley.

- Grade II Listed Manor
- Traditional pasture fields within a ring fence
- Range of modern and traditional outbuildings
- Unconverted Oast House (in need of renovation)
- First time on the open market for 60 years
- Extending in all to about 72.51 acres (29.34 ha)
- A further 27.39 acres with a pair of semi-detached bungalows available by separate negotiation

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £2,500,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership	BTF Partnership
Euston House	Clockhouse Barn
82 High Street	Canterbury Road
Heathfield	Challock
East Sussex	Kent
TN21 8JD	TN25 4BJ
01435 864455	01233 740077

LOCATION

Conster Manor is located on the outskirts of Broad Oak village (0.8 miles), approximately 2.3 miles to the south of Northiam, and 7.3 to the north-west of Rye.



DESCRIPTION AND BRIEF HISTORY

Conster Manor was purchased by the vendor's family in about 1965. Initially they concentrated on rearing Shorthorn Cattle, before introducing sheep to the farming enterprises in the mid-1980s.

Edmund Austen in his book "Brede, The Story of a Sussex Parish" wrote in 1946 – *"Several references are made to this house and farm in connection with the iron industry. The house, with the exception of Brede Place, is probably the oldest in the parish"*

The property now being sold extends in all to approximately 72.51 acres, and briefly comprises:

THE MANOR

According to The National Heritage List for England, the south wing of the Grade II Listed manor dates to the fourteenth-century, with the north-west wing being an eighteenth-century addition.

The Manor, which is approached via the private farm drive, is set some 300 yards back from the highway, and briefly comprises:

GROUND FLOOR

Entrance Hall (southern) with exposed brick floor.

Drawing Room (double aspect): Wooden parquet flooring, exposed wall and ceiling timbers, inglenook fireplace with bressummer beam and brick hearth. Internal door to southern Entrance Hall.

Rear Lobby with **Pantry** off, and door to outside.

Sitting Room (double aspect): Exposed ceiling timbers, open fireplace with exposed brick surround and tiled hearth. Steps up to internal door leading to southern Entrance Hall.

Entrance Hall (Western) with **Cloakroom** off, stairs to **First Floor**, steps down to the **Cellar**, and a door to outside, which is now used as the primary entrance.

Kitchen/Breakfast Room: Worktops with inset ceramic sink and drainer, matching base and wall-mounted storage units, integral electric double oven, inset electric hob with extractor fan above.

FIRST FLOOR

Landing with storage cupboard. Cloakroom off.

Study Area (double aspect): Exposed wall and ceiling timbers, inglenook fireplace (not in use) with bressummer beam, storage cupboard (shared with Bedroom 1), door to wooden steps leading to **Attic Storage Room**.

Family Shower Room: Exposed wall and ceiling timbers, walk-in shower, pedestal wash basin, and plumbing for washing machine.

Bedroom 1 (double aspect): Exposed wall timbers, fireplace (not in use) with bressummer beam.

Bedroom 2: Wall-mounted wash basin, and fireplace (covered).

Bedroom 3 (double aspect): Exposed wall and ceiling timbers, and pedestal wash basin.

SECOND FLOOR

Attic Storage Room: Accessed via wooden steps.





THE GARDEN

The garden surrounding the farmhouse is predominantly laid to lawn, with brick pathways, seating area, and a pond.

THE LAND

Divided into a number of undulating pasture fields, with small areas of Ancient Woodland and scattered ponds, the land is predominantly Grade 3, with the River Tillingham on its north boundary.

OUTBUILDINGS

Arranged around the **Yard** to the south-west of the Manor, and shown on the attached plan with letters 'A'- 'I', the range of traditional and modern outbuildings include:

- (A) Triple-roundel **Oast House**: Although now lapsed, planning permission (RR/94/1915/P) was approved and subsequently renewed on three occasions (with the last occasion being in 2012) for conversion into two dwellings with garaging.
- (B) Seven-bay concrete portal framed **Barn** (approximately 32m x 12m).
- (C) **Former Granary** of brick and weatherboard elevations
- (D) Four-bay concrete portal framed **Barn** (approximately 22m x 7m) with lean-tos to eastern and southern elevations.
- (E) Pole Barn (approximately 22m x 9m)
- (F) Pole Barn (derelict)
- (G) **Former Dairy Building** with attached Bull Pens.
- (H) **Former Milking Parlour**.
- (I) **Single Garage**

A Silage clamp with railway sleeper walls to two sides is located between buildings 'A' and 'B'.

LOCAL AUTHORITY

Rother District Council.



COUNCIL TAX

Band G

TENURE

The property is to be sold freehold with vacant possession.

DIRECTIONS

From the crossroads at Broad Oak head north towards Northiam on the A28. After approximately 0.8 miles, before the bridge over the River Tillingham, at the bottom of the hill, turn right into the drive on the right-hand side.

What3Words: kitchen.baseballs.otter

SERVICES

Mains electricity and water, private drainage.

EPC RATING

Band F

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.

A public footpath runs along part of the north-western boundary, parallel with the river.

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.

OVERAGE PROVISION

The areas shaded pink on the attached plan will be sold subject to a 25% overage provision that will be triggered in the event of planning consent being granted for residential development within a period of 25 years from the date of sale.

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.

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.

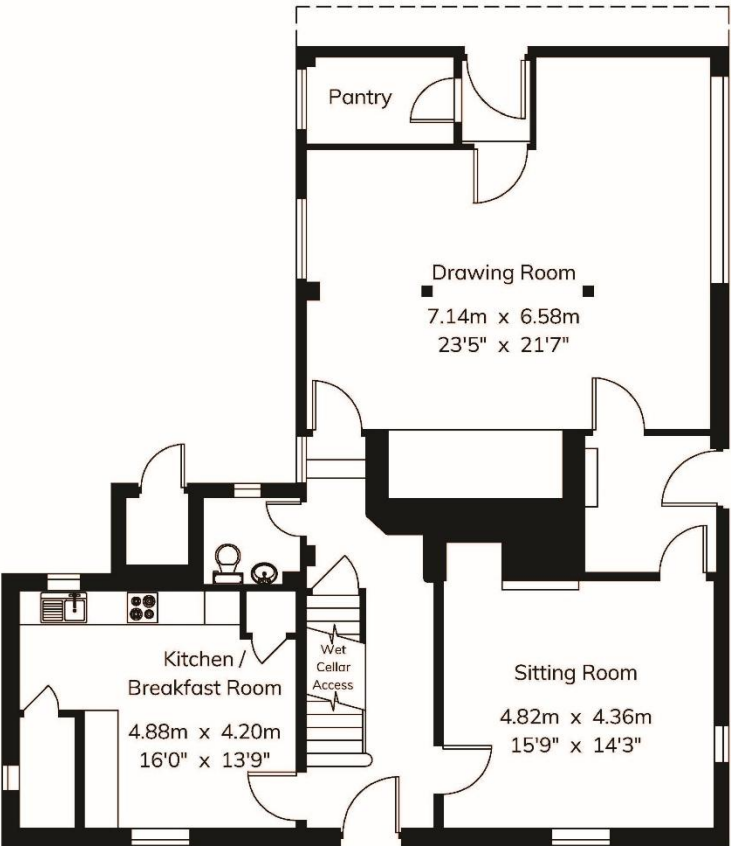
PURCHASER IDENTIFICATION

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.

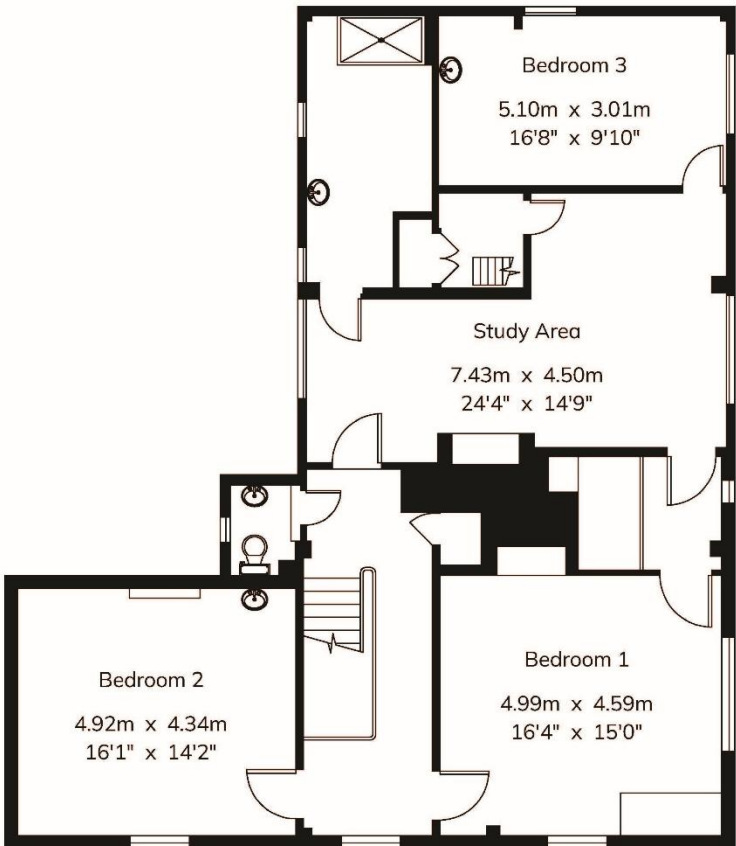


Conster Manor

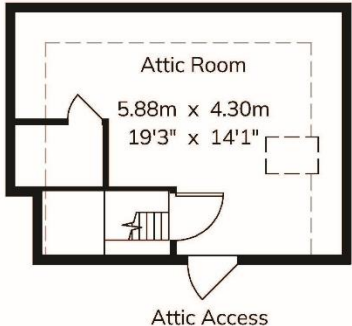
Gross Internal Area : 280.6 sq.m (3,020 sq.ft.)
(Excluding Cellar)

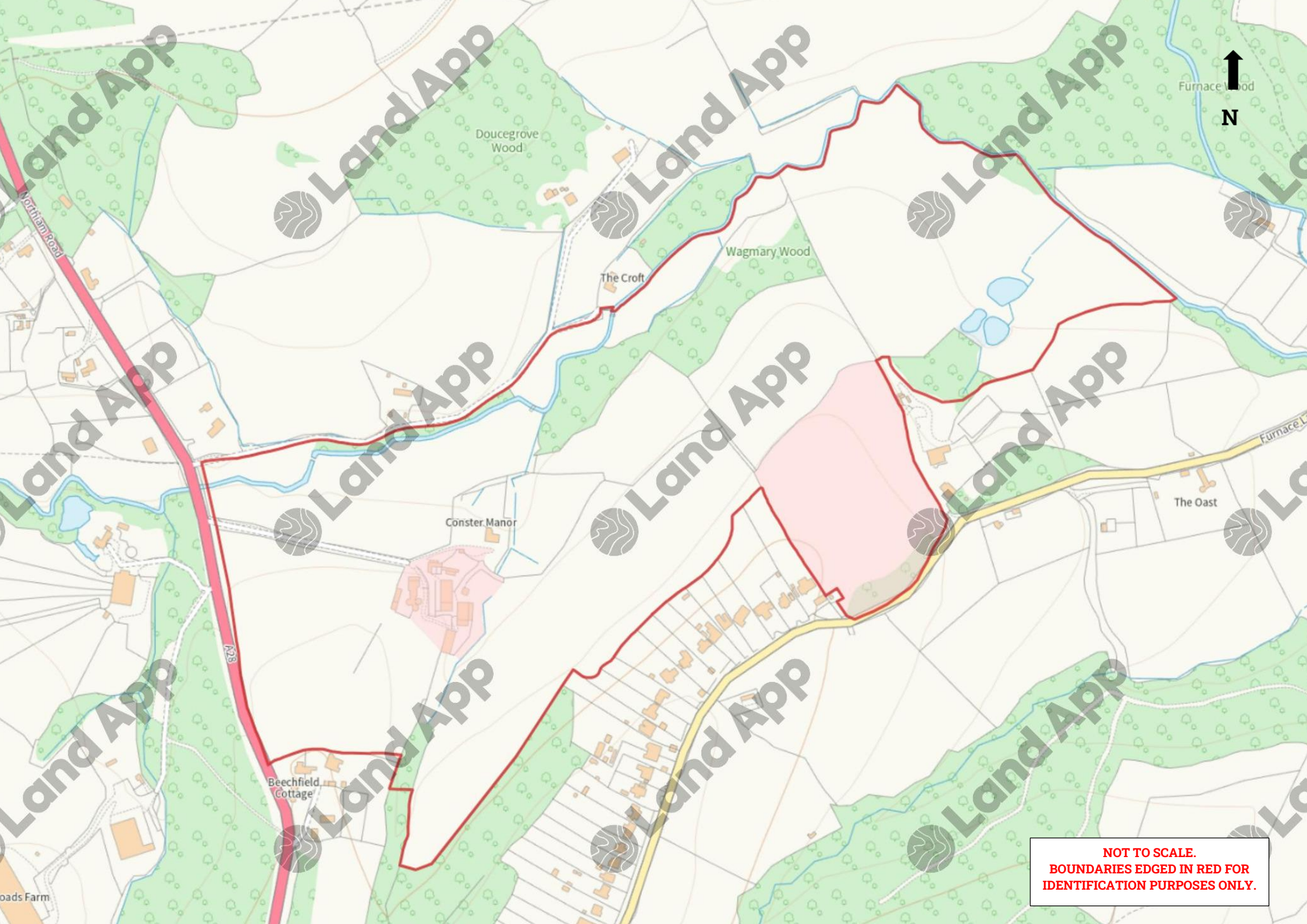


Ground Floor

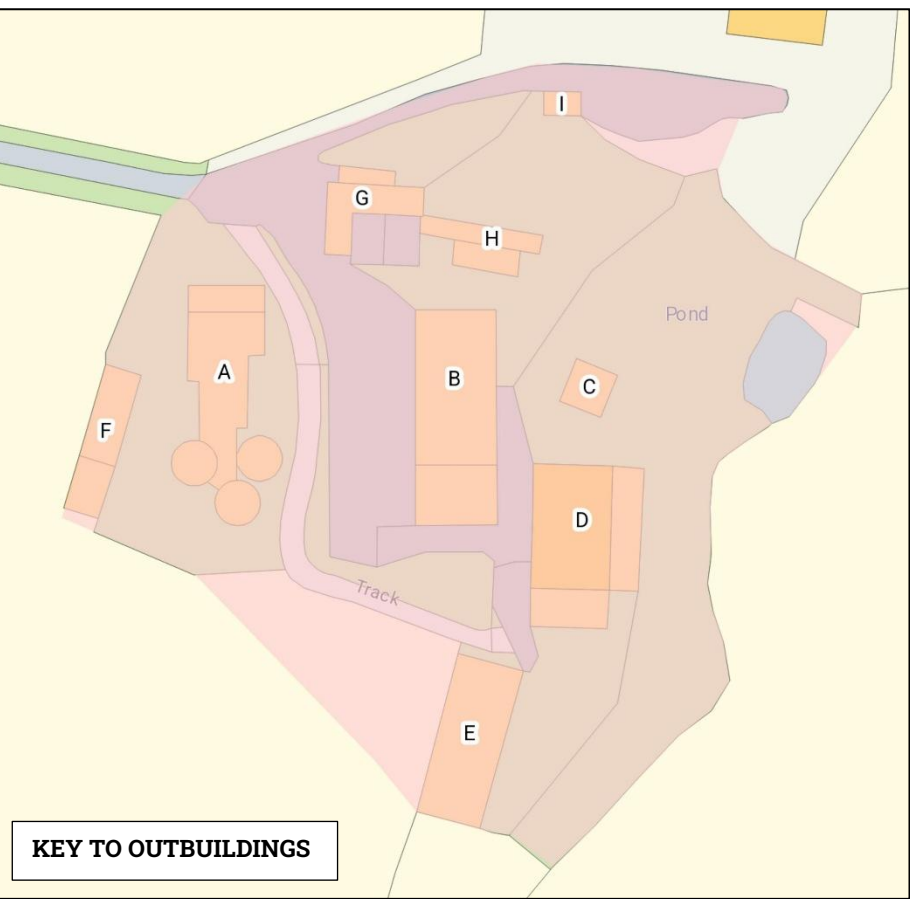


First Floor



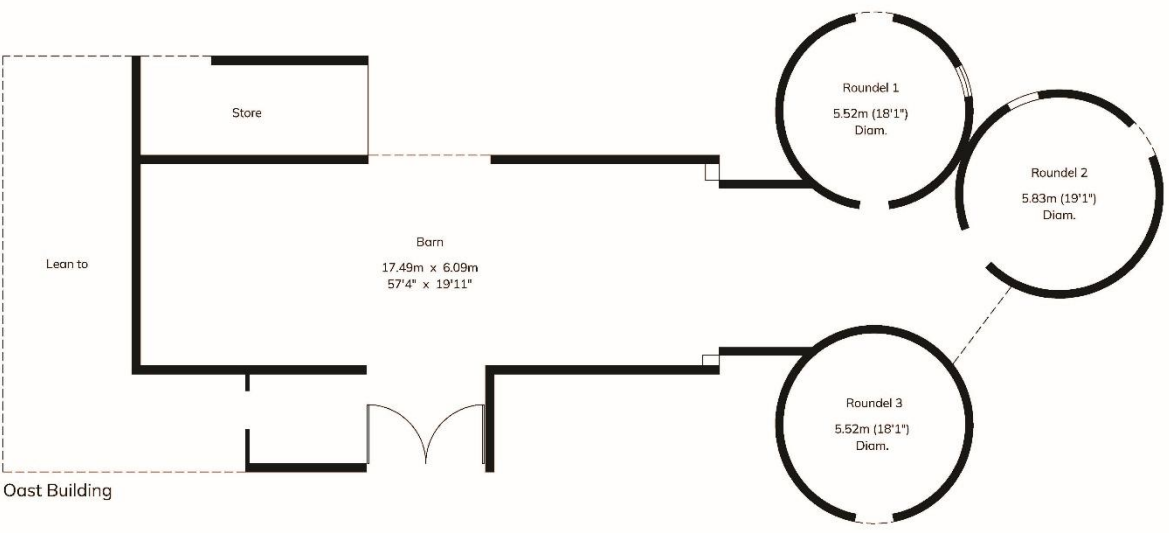


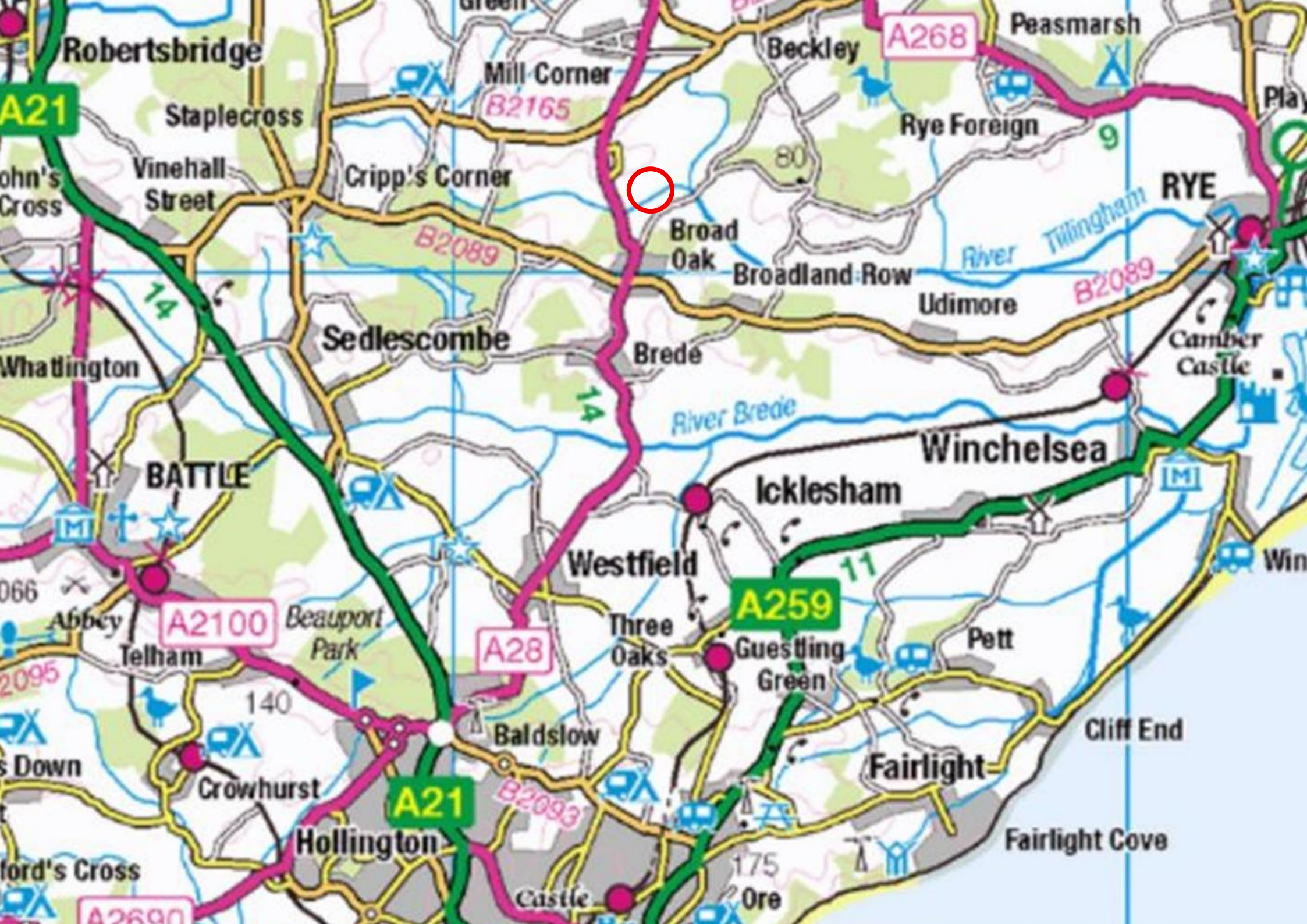
NOT TO SCALE.
BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.



Oast House

Gross Internal Area : 317.2 sq.m (3,414 sq.ft.)







Land and Property Experts
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