



TILEKILN LANE
HASTINGS

£1,350,000 OIEO
Freehold

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Offering the perfect balance of light, design and setting.

Tucked away in a woodland setting bordering Hastings Country Park, this striking timber-clad house is set within 2.5 acres of private grounds. Approached via a quiet country lane the property occupies an elevated position with far reaching southerly sea views, stretching down into Hastings and over to the South Downs. Offering the perfect balance of light, design and setting.

Inside

An imposing timber door with wrought iron detail gives way to a vaulted central hall with layers of apposing stairways. A spacious boot room sits to the right of the entrance, offering views of the leaf lined pathway. To the left, a spacious walkway is shouldered by large picture windows with reclaimed gymnasium parquet continuing throughout the living spaces, complementing its original post-modern design. Behind the hallway sits a large double bedroom and a playful bathroom dressed in a French washstand with rainfall shower and a WC.

Accessed via a portraited pocket door, the vast living space occupies the breadth of the rear elevation. Soft grey walls contrast the changing landscape of the surrounding ancient woodland, while a myriad of structured windowpanes trap the views of the gardens, allowing light to move through the room.



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The layout is defined by uses; a relaxed seating area sits centrally, anchored by a contemporary log burner. Positioned neatly to the left a snug is drenched in terracotta tones and lined with walnut shelving. To the back of the plan the kitchen gives an industrial texture, fitted with bespoke plywood cabinetry and topped in a heavy zinc. Tucked behind the kitchen, a spacious walk-in larder reveals a concealed wine cellar and pantry. A broad island offers separation, where the dining space enjoys access to the terrace and gardens beyond via a wall of south facing glazing.

On the first floor three double bedrooms unfold along a further corridor. The principal bedroom forms a secluded space with a private roof terrace, giving uninterrupted views of the country park and the coastline. Two further neutral double bedrooms are joined by a Jack-and-Jill bathroom, painted in a contrasting umber, complete with steam room and bespoke fittings. The family bathroom is finished in Carrara marble, where a deep-set tub sits below a wide picture window under vaulted ceilings. Twin basins are set into emerald tiles, with silver fittings adding a gentle contrast. Opposite, a vast dressing room is fitted with floor-to-ceiling cabinetry and bespoke shelving, this space could equally be used as an additional bedroom. A large linen room is accessible from the third bedroom, with a separate utility room and further WC from the hallway.

Outside

Accessed via a gated drive, the property sits solely within expansive grounds, woodland is wrapped with formal and wild planting which shifts between forest and open lawn. A decked terrace lined with giant tetrapanax and ferns extends from the living space, creating a natural threshold between the interior and landscape whilst providing a viewing platform of the town below, from Hastings Castle along the shoreline to Beachy Head. The orchard beneath is home to apple, pear, cherry, and fig trees, and borders a full-size boule court.



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A pergola draped in grapevines offers seasonal harvests, while a gabion wall along the dining terrace overflows with rosemary, sage and valerian. Mature oak trees and sandstone are scattered within the gardens, with rhododendrons, lilacs and hydrangeas adding colour in succession through spring and summer.

Nestled in the trees, clad in dramatic blackened timber, the garden studio offers 120 square feet of additional living space. Near full width glazing to the front allows views down through the gardens. Currently arranged as an office, it lends itself to a variety of uses.

A large double garage and adjoining workshop sit closer to the house, paired in blackened timber.

Area

The house is positioned in a tranquil rural spot on the outskirts of Hastings, with footpaths and woodland trails accessible directly from the lane. While the setting feels deeply secluded, Hastings Old Town, the promenade and central St Leonards are all within a short drive, offering a range of independent shops, galleries and restaurants. Mainline stations provide direct links to London, while the wider landscape of the High Weald AONB and the South Downs unfolds in all directions.





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