



EQUUS

Country & Equestrian



HOLLOW WALL



HOLLOW WALL FARMHOUSE, Rock Hill, Staplecross, , Robertsbridge, East Sussex, TN32 5RL

A detached traditional 3/4 bedroom Sussex Farmhouse (circa 1850 - unlisted) set in just under 8 acres (to be verified *TBV) of mainly pastureland in a picturesque elevated position with distant views over countryside and with the benefit of a range of equestrian facilities including a post & railed Manège, 6 loose boxes and tack/hay barn and workshop.

The property is rurally located, yet not isolated, situated in a country village with a school, shop, and pub, and with doorstep access to countryside walks and bridleways. A gated shingle driveway leads into a spacious parking area adequate for horse box parking and to the stable yard.

The farmhouse offers deceptively spacious versatile family accommodation arranged over three floors combining character features with modern living comforts. The property is ideal for those seeking a country and equestrian lifestyle while remaining close to local amenities.

LOCATION & SITUATION

The property is set in a picturesque rural location in a charming village with a school, shop and pub and occupies an elevated position with countryside views to the rear. Other local amenities are available at Robertsbridge village also with rail station connecting to London. More comprehensive shopping, commercial and leisure facilities are available at the larger centres of Battle, Tenterden, Tunbridge Wells and Ashford. Further rail services connecting to London are available at Etchingham station and access to the National motorway network is via the A21 connecting to M25 Junction 5.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Northiam and Bodiam Primary Schools, Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Preparatory at Cranbrook, Tonbridge School, Kent College (girls) at Pembury.

ACCOMMODATION - GROUND FLOOR refer to the floor pl

BOOT ROOM / INNER RECEPTION HALL - built in cupboards

CLOAKROOM - WC / fitted shower and wash hand basin.

KITCHEN - Feature exposed brick wall and bread oven. range of units above below a roll top work surface. Fitted oil fired STANDFORD COOKING RANGE -providing hot water and central heating.

SITTING ROOM – original brick fireplace with flagstone hearth and decorative surround. Countryside views toward Salehurst Abbey.

DINING ROOM -original period fireplace - Countryside views

FIRST FLOOR - refer to the floor plan

PRINCIPAL BEDROOM 1- with elevated country views. EN-SUITE BATHROOM - with feature slipper bath.

BEDROOM 2 – with elevated country views & EN-SUITE Shower cubicle.

BEDROOM 3.

LOWER GROUND FLOOR - refer to the floor plan

Radiators in both rooms.

BEDROOM 4 / READING & or TV/ FAMILY ROOM - including

fitted bookcase, window, central heating.

HOME OFFICE / STUDY/ HOBBIES ROOM - window, would also suit as an additional sitting room for a teenagers if required.

EQUESTRIAN FACILITIES

Refer to the plan on line and in the brochure.

STABLE BLOCK - in need of some repair.

Timber construction on a concrete and chalk base, corrugated roof, power, light and water laid on.

6 loose Boxes - Feed Storage Room with electrical fencing point. Hay Barn and further workshop.

OUTDOOR RIDING ARENA - Post & railed, 20m x 35m approx. (sand and UPVC surface).

Parking for Horsebox and trailers.

THE LAND & GROUNDS

Approximately 7.89 Acres (*TBV) of pastureland. Mature hedging to boundaries. Post and rail fencing subdividing the land into 3 paddocks. Water laid on to all paddocks. Gently sloping pasture land on free draining soil as a portion of the plot has a sand seam. Accessed from the main drive via galvanised 5 bar gate.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION & SERVICES

PROPERTY TYPE: Detached.

PROPERTY CONSTRUCTION: Brick under a pitched roof.

NUMBER & TYPE OF ROOM/S: see attached floor plans. 3 bedrooms, 1 family bathroom, 1 shower room, sitting room, dining room, kitchen, plus utility inner hallway, two lower lower ground floor rooms.

PARKING: Off road, private drive and for several cars and horse transport.

TITLE NUMBER/S The property is on 2 titles.

LOCAL AUTHORITY: Rother District Council / TAX BAND: F

EPC RATING: E 50/84 - Certificate number 0292-3955-6200-3385-6200

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil fired central heating / SEWAGE: private drainage / WATER SUPPLY: Mains water / ELECTRICITY SUPPLY: Mains.



HELPFUL WEB SITES

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We recommend that you visit the local authority website pertaining to the property you are interested in buying and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.homecheck.co.uk

www.floodrisk.co.uk

www.environment-agency.gov.uk

www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

Equus Country & Equestrian, South East

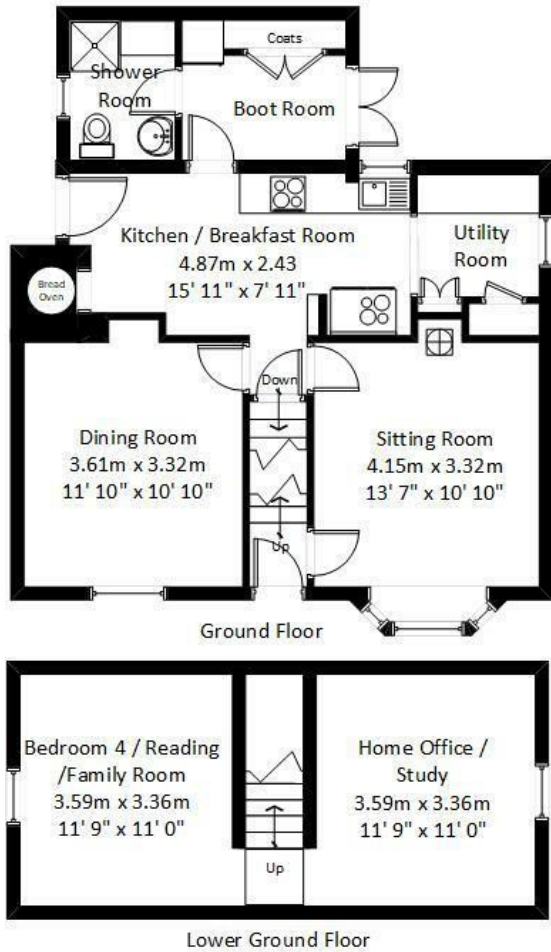
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Guide price £895,000

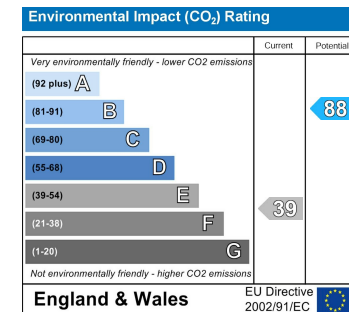
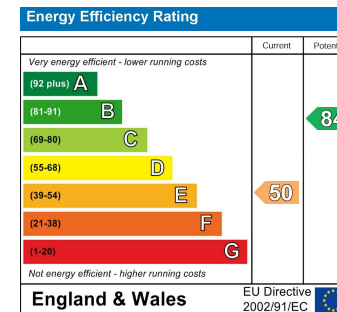
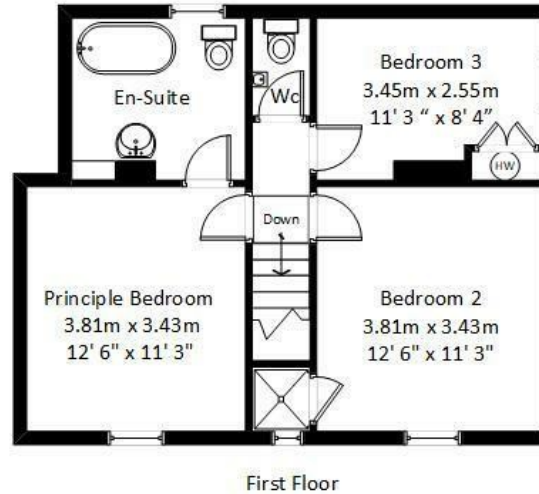




HWFH TN32 5RL



Gross internal floor area
137.80 square metres
(1492 square feet)



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