



Land & Property Experts



**LOT 1, BLACKHURST FARM, COWBEECH ROAD
RUSHLAKE GREEN, EAST SUSSEX TN21 9QB**

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Rushlake Green	-	1 mile
Cowbeech	-	1.5 miles
Heathfield	-	5 miles
Tunbridge Wells	-	17.5 miles

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

- Four/Five-bedroom farmhouse
- Ring-fenced pasture fields with woodland shaws
- Range of modern and traditional outbuildings
- Extending in all to about 124.19 acres (50.26 ha)
- Additional 130.46 acres (52.80 ha) available by separate negotiation.

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £2,300,000

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

Blackhurst Farm is located on the outskirts of Rushlake Green, approximately one mile from the village centre with its general store and public house. Nearby towns include Heathfield (5 miles) and Hailsham (5.2 miles).



DESCRIPTION AND BRIEF HISTORY

The farm was purchased in the early 1990s and subsequently farmed by the vendor who reared livestock on the gently sloping grade 3 land which runs down to the Cuckmere River. A range of modern livestock barns are conveniently located around a yard to the north of the farmhouse. The yard also benefits from independent access from the public highway.

In 1998 the farm was extended when an additional 130.46 acres of adjacent land on the western side of the Cuckmere River was purchased.

Lot 1 extends in all to approximately 124.19 acres, with a further 130.46 acres (hatched blue on the attached plan) available by separate negotiation. Please see the brochure for Lot 2 for further information.

LOT 1

THE FARMHOUSE is of red brick elevations beneath a tiled roof. The original farmhouse was constructed in about 1938 and subsequently extended in 1948 and 1998. The accommodation, which benefits from oil-fired central heating, briefly comprises:

GROUND FLOOR

Entrance Hall with tiled floor.

Inner Hall with **Cloakroom** off, stairs to **First Floor**, and door to rear porch.

Sitting Room (double aspect): Parquet floor and open fireplace with exposed brick surround.

Family/Games Room (triple aspect): Wooden spiral staircase leading to Library/Bedroom 5 on the first floor. Glazed double doors to outside.

Dining Room: Open fireplace with exposed stone surround.

Study/Farm Office with **Boot Room** off.

Kitchen/Breakfast Room: Worktops with storage cupboards below, inset ceramic sink and drainer, and electric hob with extractor hood above. Electric Rayburn set into alcove, wall-mounted storage units, space and plumbing for dishwasher, and integral fridge.

Rear Porch

FIRST FLOOR

Landing with Airing cupboard.

Bedroom 1: with **En-Suite Bathroom**, open fireplace and Built-in wardrobe.

Bedroom 2: Wall-mounted wash basin, open fireplace, and built-in wardrobe.

Bedroom 3: Built-in cupboard with book shelving.

Bedroom 4

Library/Bedroom 5: Exposed wooden floorboards and fitted book shelving.

Family Shower Room.

Cloakroom.





THE GARDEN

The garden surrounding the farmhouse benefits from lawns interspersed with flowerbeds, a variety of trees and shrubs, paved and gravelled pathways, and paved terraces, together with a timber-framed Summer House and covered seating area.

Located to the south of the farmhouse, an enclosed parking area benefits from an adjacent fully enclosed four bay **Garage** building and a former **Dairy Building** which has been informally used for many years as auxiliary accommodation to the farmhouse.

THE LAND

The agricultural land is classified as Grade 3 and divided into a number of hedge/fence- enclosed pasture fields with blocks of Ancient and Semi-Natural Woodland, and four naturally fed ponds.

AGRICULTURAL OUTBUILDINGS

Arranged around a **Yard** to the north-east of the farmhouse, there is an eight-bay steel-framed **Livestock Barn** with a two-bay steel-framed **Tractor Shed** attached to the south-western corner, and a four-bay steel-framed lean to attached to the western elevation (extending in all to approximately 12,626 sq. ft.). In addition, there is a 15' **Grain Silo**.

LOCAL AUTHORITY

Wealden District Council.

COUNCIL TAX

The Farmhouse: Band G

The Old Dairy: Band A



TENURE

The property is to be sold freehold with vacant possession, subject to any necessary holdover for the harvesting of crops at the time of completion.

DIRECTIONS

From the village green in Rushlake Green, proceed south on Cowbeech Road for approximately one mile, whereafter there are two entrances to Blackhurst Farm on the right-hand side. **Please use the second entrance for the farmhouse.,**

What3Words: [blogging.strange.bleaker](https://www.what3words.com/)

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.

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.

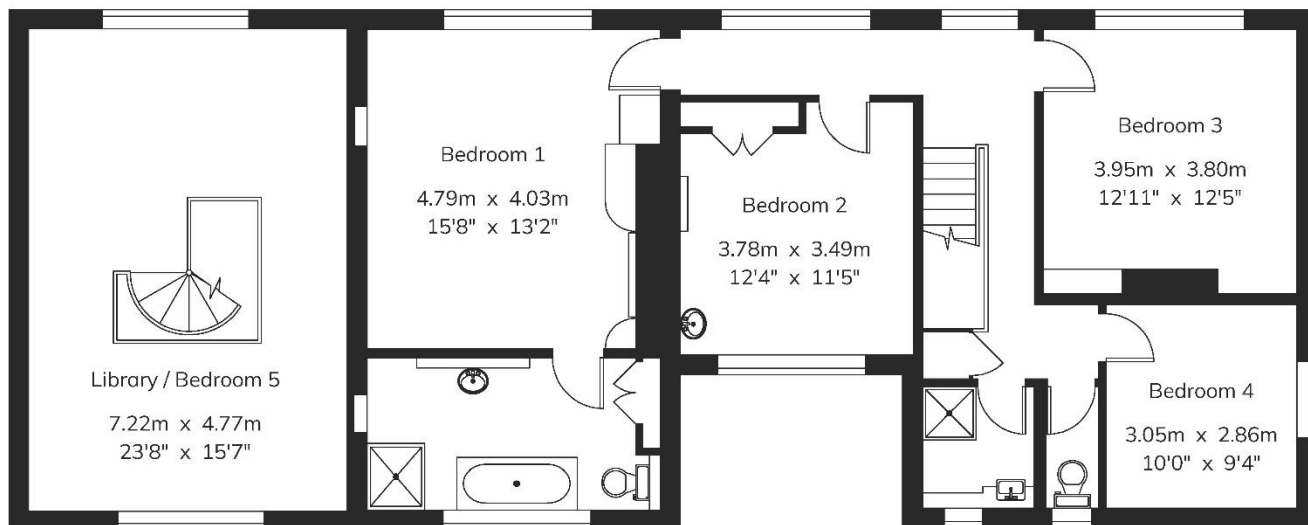
VIEWINGS

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.

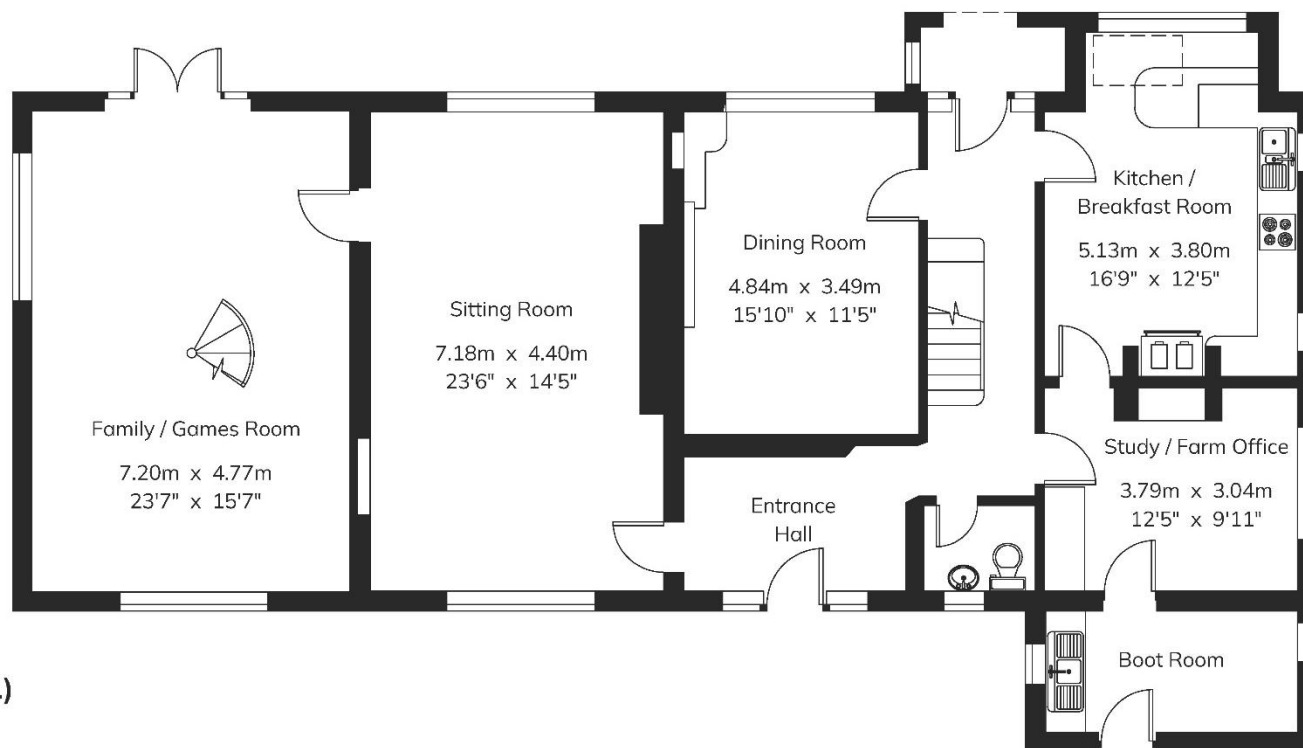
PURCHASER IDENTIFICATION

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.





First Floor



Ground Floor

Blackhurst Farm

Gross Internal Area : 275.0 sq.m (2960 sq.ft.)

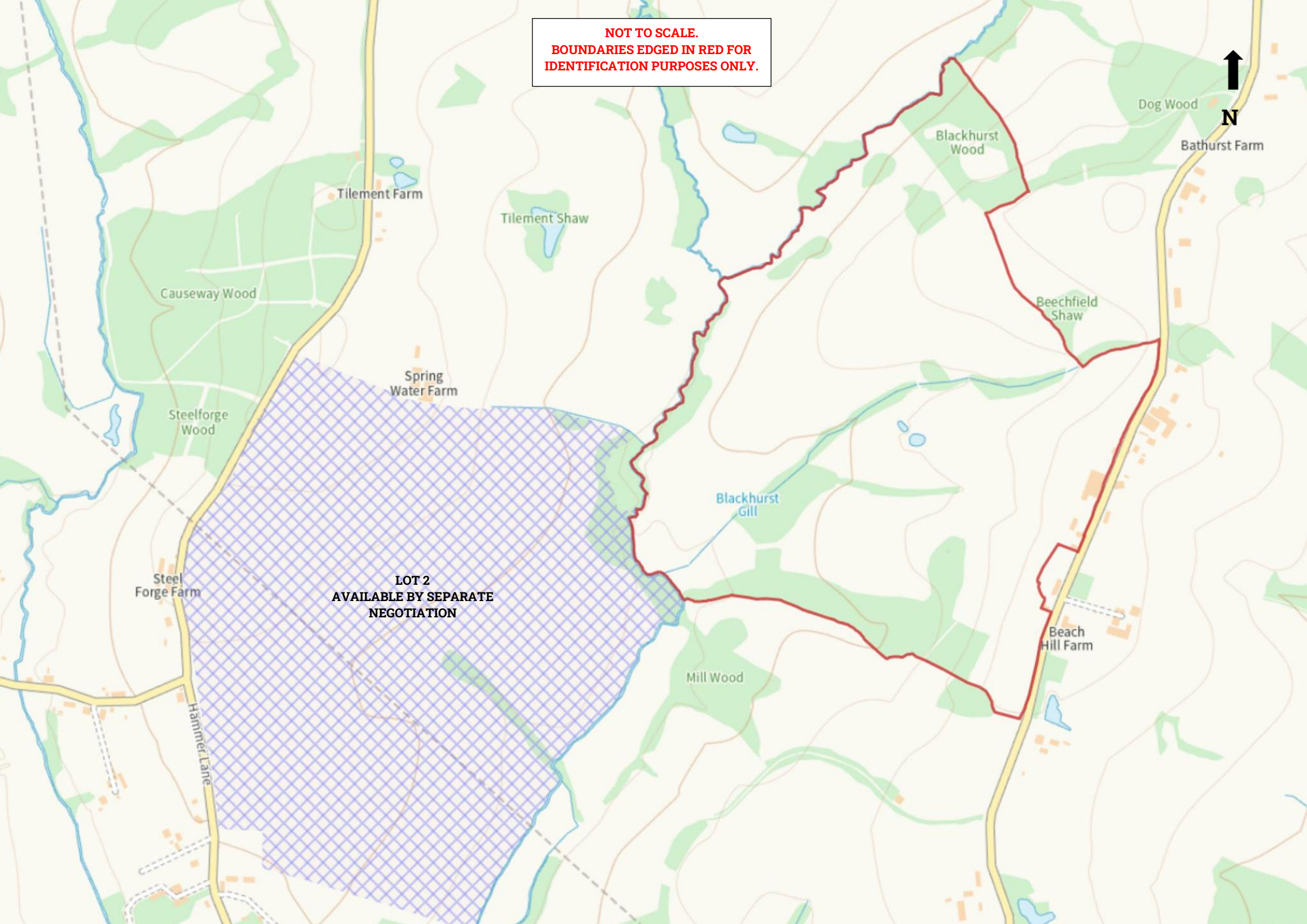


For Identification Purposes Only.

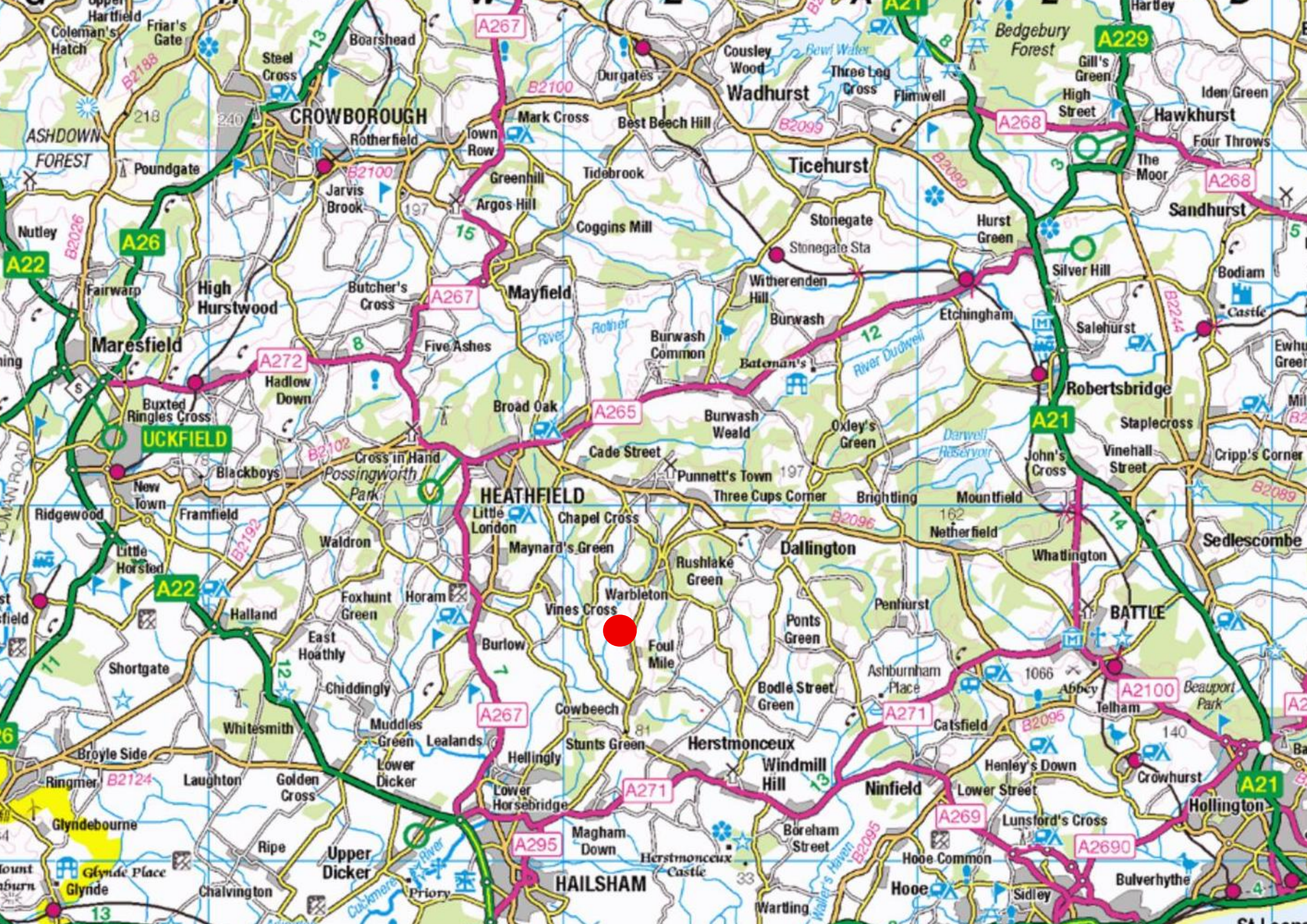
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NOT TO SCALE.
BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.









Land and Property Experts

www.btfpartnership.co.uk

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