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Individual Property : Individual Service



Plum Hill Farm, Stunts Green, Herstmonceux, Hailsham, BN27 4PN

Guide Price: £1,750,000 Freehold



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Occupying an enviable, elevated position with far-reaching views to the South Downs in the Wealden countryside is this handsome and spacious four bedroom house with attached, generous two bedroom annexe, all benefitting from garaging and excellent equestrian facilities including a seven box stable yard, a 60m x 40m all-weather riding arena, a grooms flat and about 11.6 acres.

EPC: D

The property is located at the end of a long, shared driveway, taking you off the road and into the countryside. There are a collection of just five other houses, which you pass before reaching the gates of Plum Hill Farm and once there it is a very private setting.

Upon entering the property you have a two-pronged expanse of driveway parking leading both to the house and stable yard, with plenty of room for horseboxes and farm vehicles. There is a detached three bay garage, which has been partially converted for gym/workshop use.

The stable yard comprises a U-shaped arrangement of 7 boxes, including a large foaling box, plus tack/feed room, and a covered grooming/washdown bay, arranged around a concrete yard with overhanging canopy and lighting, which leads out to the impressive 60m x 40m Olympic size, sand and rubber, fenced riding arena, with a stunning view to the South Downs. There is also a turnout pen, hay store and room to station a muck trailer.



The land amounts to approximately 11.6 acres to include about 6.5 acres of paddocks, a 2.68 acre meadow with a beautiful wildlife/fish pond and outside loo, just over half an acre of gardens and just over an acre of woodland.

The main house (approx. 2008 sq ft) has a generous entrance hall with built-in coat cupboards and glass pane doors leading through to the living accommodation, which has a vaulted hall with turned staircase leading up to a galleried landing. Just off the generous hallway is a downstairs cloakroom and a few steps lead down to the open

plan kitchen/dining room, with bi-fold doors to the rear terrace.

The kitchen is fitted with a range of wall and base units and a central island with breakfast bar. There is a gas range cooker and space/plumbing for a dishwasher and American style fridge freezer. The adjoining utility/boot room has further units and a sink, plus space/plumbing for a washing machine, tumble dryer and additional freezer.

The triple aspect sitting room has a feature fireplace housing a woodburning stove and a lovely view down the fields to the South Downs.

Upstairs, there are four bedrooms and two bath/shower rooms in the main house, including the principle bedroom with en suite shower room and a view down the valley.

Adjoining the house and accessed via the shared utility room is a self-contained two bedroom annexe (approx. 1573 sq ft), which could either be incorporated into the main residence or kept separate for multi-generational living or letting out. It has a generous open plan kitchen/living/dining room plus separate hobby room, a large main bedroom with sliding doors to a glazed, covered balcony, which you can sit out on and enjoy the view from, a second double bedroom and a bathroom.

As well as the house and annexe, there is a small flat over the garaging comprising a living room with kitchenette, double bedroom and shower room, ideal for guests or a possible Air BnB.

To the rear of the house is a broad, wooden deck balcony with steps and a slope down to the garden, which wraps around the house and annexe. There is a children's play area and specimen trees dotted around the garden. Including a Bean, Cherry and Walnut tree.

The property is located just over a mile from Herstmonceux village, which has a convenience store with post office facilities, medical centre, pubs, cafes and restaurants, a good primary school, pre-school and forest school. It is most widely known for its castle and observatory, which lie just outside the village to the South East.

The larger town of Hailsham is just 4 miles from the property, which has a wider range of amenities including supermarkets, a leisure centre, cinema/theatre, schools, clothes shops and restaurants.

The South Coast is only about a 15 minute drive away (8.3 miles to Pevensey Bay, 12 miles to Eastbourne, 14.5 to Hastings).



Battle railway station is about a 20 minute drive away (10 miles) with services to London Bridge, Waterloo East and Charing Cross in around 1hr15m – 1h30m.

The A22 is just over 4 miles away providing a direct road link to the M25 to the North.

The surrounding countryside is beautiful and there are several footpaths crossing through it, including one directly accessible from the property. Although there are no bridlepaths directly accessible from the property there are byways and quiet country lanes and neighbours have permitted riding on their land.

There is a leading independent school in The Dicker, Bede's School, just 6 miles away. Battle Abbey School and Mayfield Schools are around 10 miles away. Hailsham and Heathfield both have secondary state schools.

Material Information:

We are required to notify interested parties that a member of the Burnett's team is related to the vendor.

Wealden District Council. Tax Bands G (main house), A (Annexe), and B (flat). (rates are not expected to rise upon completion).

Oil fired central heating. Mains electricity and water. Private drainage.

The property is believed to be of brick/block and timber construction with half-weatherboarded elevations under a tiled roof.

We are not aware of any safety issues or cladding issues or of any asbestos at the property.

The property does not fall within a designated National Landscape or conservation area.

The title has easements, which we suggest you seek legal advice on.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.



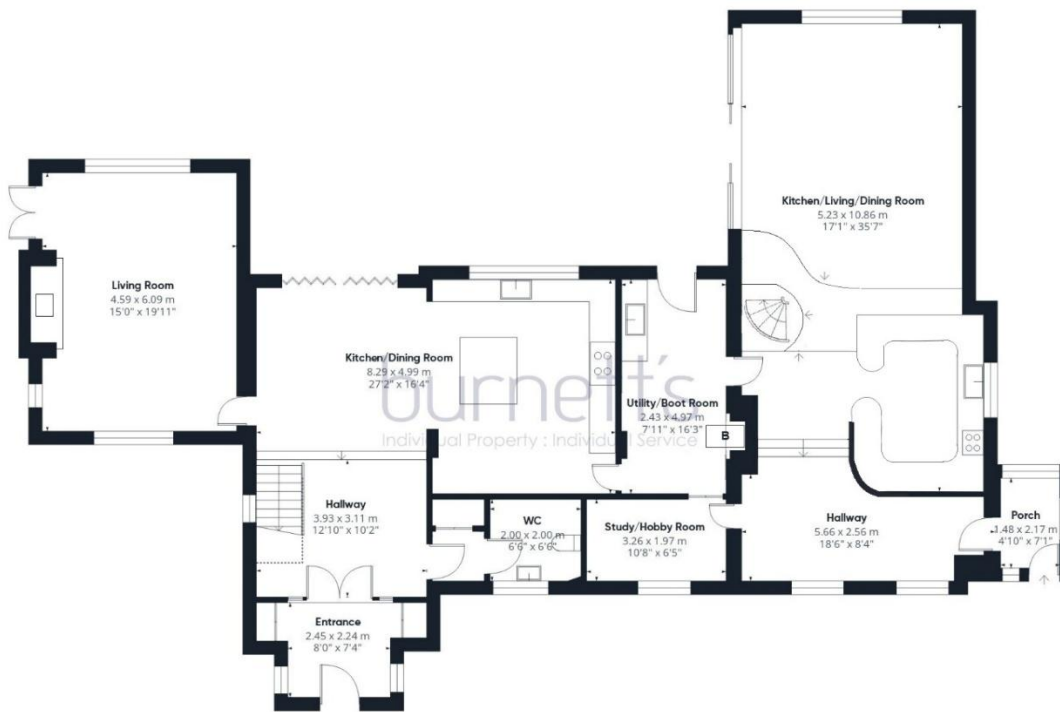
Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

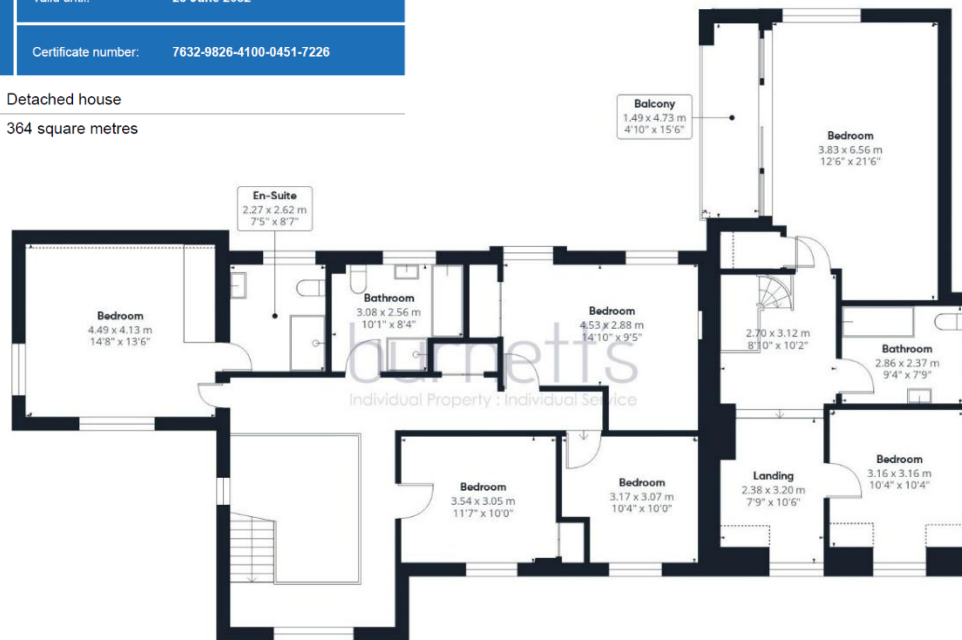




Ground Floor

Plum Hill Farm Stunts Green Herstmonceux HAILSHAM BN27 4PN	Energy rating	Valid until:	28 June 2032
	D	Certificate number:	7632-9826-4100-0451-7226

Property type	Detached house
Total floor area	364 square metres



First Floor



Approximate total area⁽¹⁾

332.5 m²

3581 ft²

Reduced headroom

6.2 m²

67 ft²

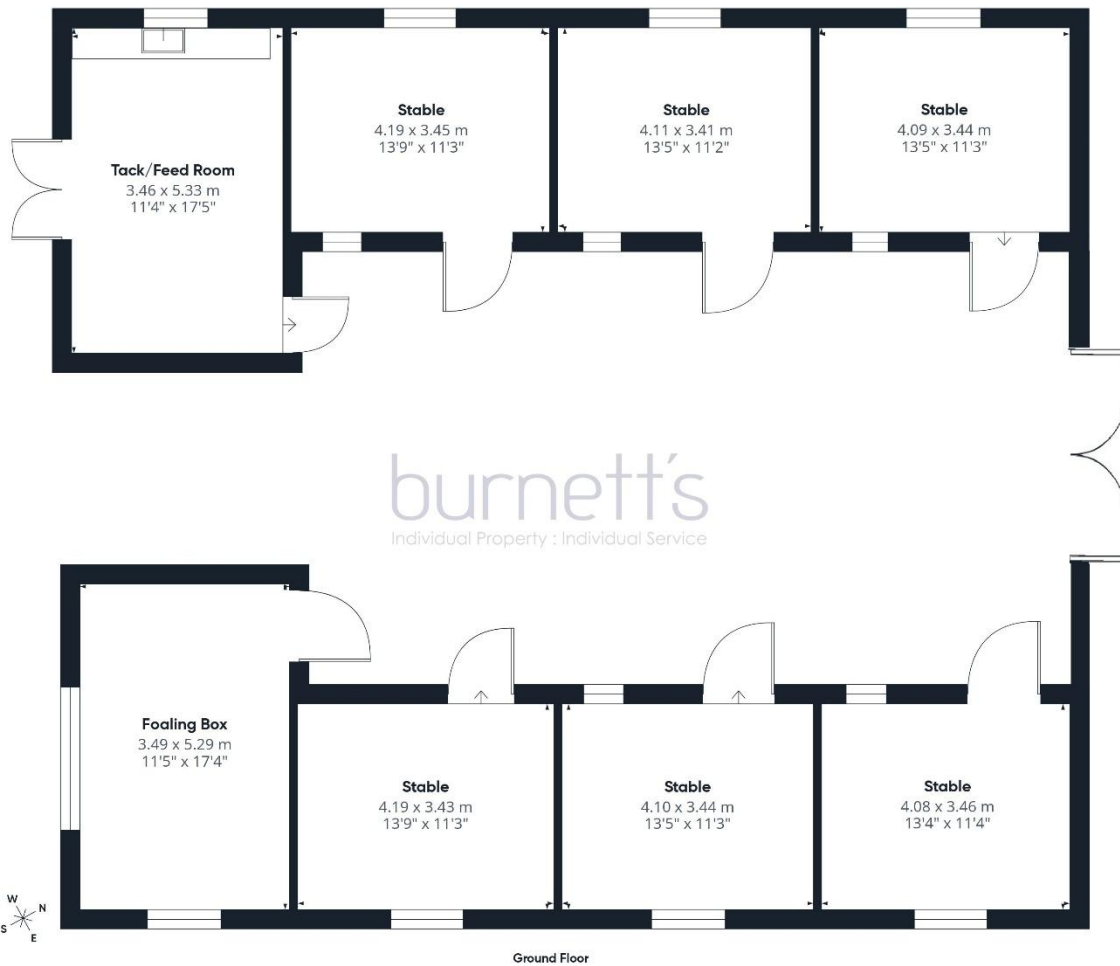
(1) Excluding balcony

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area^m
122.3 m²
1317 ft²



Approximate total area^m
71.7 m²
775 ft²

Reduced headroom:
7.1 m²
77 ft²

(1) Excluded balconies and terraces

Reduced headroom:
Below 1.5 m/5 ft

Calculations reference the BCS 1995
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GBA/ITE340





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.