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Hunts Barn, Piccadilly Lane, Mayfield, East Sussex. TN20 6RH

Offers in Excess of: £2,000,000 FREEHOLD



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An exceptional, Grade II Listed Country House, providing immaculate accommodation to include an open plan kitchen/living/dining space, drawing room, office, utility, two cloakrooms, five/six bedrooms and four bathrooms, large gardens with a swimming pool, ample parking and garaging, plus a paddock of approximately two acres. EPC Rating: N/A

Hunts Barn forms an exceptional, Grade II listed Country House, skillfully and beautifully extended and restored by the current owners approximately ten years ago, to include a sensational open plan, vaulted, hand-crafted 'Martin Moore' kitchen/family/dining room and external patio, plus four 'CP Hart' bathrooms and two cloakrooms, new electrics, new central heating with cast iron radiators, leaded light windows, some with secondary glazing, plus renewed tile hanging and roof tiling.

One enters the house via a large Oak door, into a reception hall with stairs leading to the first floor. An inner lobby has a door to the rear garden and a door to the first of two cloakrooms on the ground floor, comprising a WC and stone basin.

Off the hallway is a good sized office, with a stone fireplace and wood burner, plus a store cupboard and windows to front and side.

The drawing room is accessed on the other side of the entrance hall, and forms a truly magnificent space, formerly two rooms, with exposed beams, windows to front and side, two fireplaces and a charming, illuminated recess.



An internal door leads to a rear lobby, with a door to the side garden, and providing a proper dog/boot room, with a large coat cupboard and access to the utility room, with a window to side, an array of cupboards, drawers, a sink and space for various appliances.

Off the lobby is the magnificent kitchen. The room has been added by the current owners, with green oak vaulted ceiling, a brick and sandstone fireplace with a wood burner, stone flooring with under floor heating, windows to side, velux windows and a glass atrium, and bi-fold doors to the south facing patio area.

The kitchen is a Martin Moore, hand-crafted kitchen, with a large central island, Aga, sinks, appliances and an array of painted cupboards beneath white granite worktops. The kitchen is open to the seating/family area, which in turn is open to the dining area by the doors to the patio. There is a further cloakroom off the seating area.

The first floor provides a landing, with a window to front and a door with stairs leading to the second floor.

The main bedroom is a lovely sized double, with a triple aspect, former fireplace and exposed timbers.

Adjacent is the 'CP Hart' en-suite bathroom, comprising a large bath, basin, WC and bidet, with a window to rear and doors to a linen cupboard.

Next is a large double bedroom/dressing room, accessed from the landing, with an array of fitted wardrobes and cupboards and a window to side. The adjoining family bathroom provides a bath, walk-in shower, WC and basin.

Also off the landing is a guest bedroom suite, with a dual aspect and a door to an en-suite shower room, comprising a shower, WC and basin.

The second floor provides an open landing at the top of the stairs, with a large airing cupboard and access to a play room/bedroom 6 with exposed timbers and a window to front. There are two further bedrooms and a shower room on this top floor.

Outside, the property is approached via twin electric gates and a gravel driveway, providing ample parking for several vehicles in two areas; one by the house, the other by the detached garage.

The garage is a brick building, with twin electric up and over doors and lighting. There is an adjacent workshop/stable, complete with cobbled floor and a lovely, Victorian-style, metal and wooden loose-box stall.

An internal door leads into the pool room, housing the filtration and pump systems, with an external door to the side. Outside, there is an Air Sourced heat pump to heat the pool.

Between the stables/garage and the house is the pool, tucked into a levelled and hedged enclave, to include an area of paved patio and a summer house providing a small 'outdoor kitchen' area.

The rest of the garden are mainly laid to lawn, with mature hedging and trees, plus a lovely brick path from the parking area to the front door and on to the patio by the kitchen. This patio is partly sunken, with a sandstone wall, lights embedded into the pavers, a water feature and flower bed surrounds. It provides a lovely outlook over the gardens and over to the Cranesden Estate beyond.



There is a further area behind the house, with a mature oak tree and the oil tank, plus sunken external log stores and boiler room by a small, rear facing patio. A path leads down to the drive and across the garden to the neighbouring oast house.

The front garden is all more formal, with hedging around the parking area, and a mature wisteria across the front of the house, and the main area alongside the drive is laid to lawn with a central feature sundial.

There is also a paddock of around two acres, accessed from a gate by the garage, and a pedestrian gate from the garden.

Hunts Barn is accessed from Piccadilly Lane, a quiet and narrow country lane on the southern side of Mayfield, approximately 2 miles (by road) from the centre of the village. There are nearby footpaths that lead back to the centre of the village and out across farmland towards Broad Oak.

The 16th Century beauty of Mayfield High Street includes facilities such as a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers.

There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school, Sacred Heart School in Wadhurst, Skippers Hill Preparatory School and the well-regarded independent Mayfield School, a secondary school for girls. There are several other renowned private schools for all ages within 25 miles that offer a bus service to and from Mayfield.

For more comprehensive facilities, Tunbridge Wells is approximately 7 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Cannon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.



Nearby leisure facilities include a local tennis club in Mayfield and numerous golf clubs within 15 miles. There is also fishing, sailing and rowing on Bewl Water Reservoir and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

**Material Information:**

Council Tax Band H (rates are expected to rise upon completion).

Mains electricity, water, oil fired central heating and private drainage via a modern, compliant system. The property is believed to be of brick/block and timber construction with tiled elevations and a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB and is Grade II listed.

The title has restrictions and easements, we suggest you seek legal advice on the title.

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

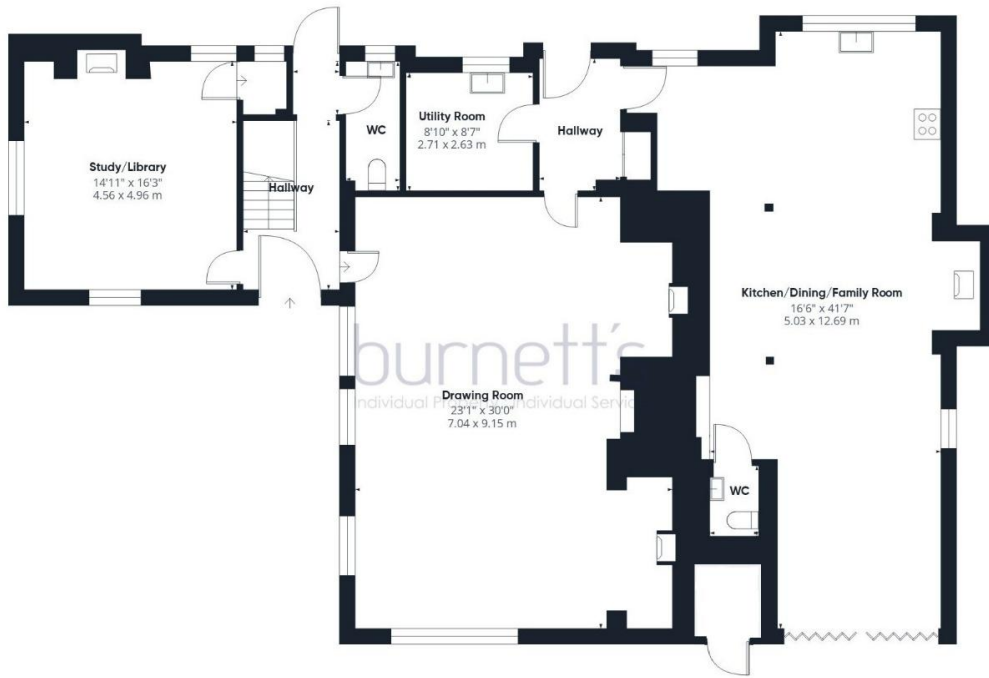
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is limited mobile coverage from various networks.

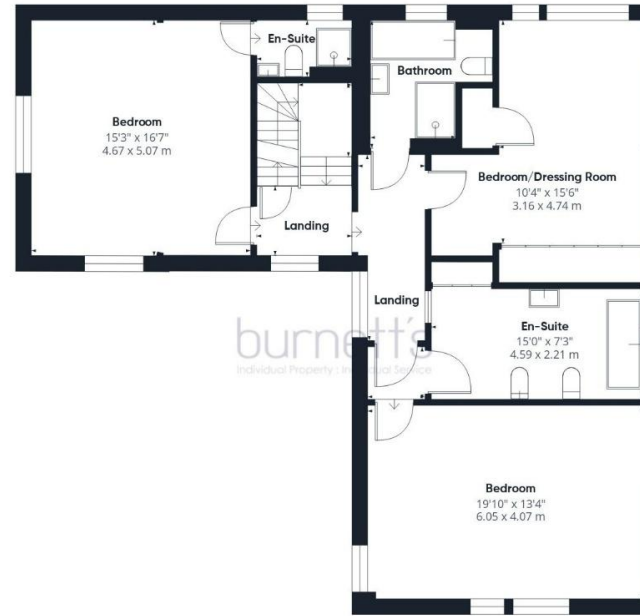
We are not aware of any mining operations in the vicinity.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

4447 ft<sup>2</sup>

413.2 m<sup>2</sup>

Reduced headroom

181 ft<sup>2</sup>

16.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360











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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.