

Knight Frank

THE FORGE

Brightling, Robertsbridge, East Sussex



HANDSOME COUNTRY HOUSE WITH FAR-REACHING VIEWS

This attractive unlisted period house also has a detached brick and tile former forge, superb Sussex barn, four loose boxes, sandschool and 22.3 acres of principally pasture and an area of woodland.

			EPC
4	3	4	F

Local Authority: Rother District Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage (Marsh septic tank/waste water treatment plant).

Brightling 0.7 miles. Burwash 2.9 miles. Robertsbridge 3 miles (London Bridge from 68 minutes). Etchingham 4.3 miles (London Bridge from 64 minutes). Heathfield 8 miles.

Postcode: TN32 5HD **www.what3words.com/theme.hourglass.broad**







SITUATION

The property sits within the High Weald National Landscape Area in the small hamlet of Oxley's Green and just over half a mile from the village of Brightling. Facilities can be found at nearby Burwash and Robertsbridge as well as the larger town of Heathfield. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Robertsbridge, Etchingham, Stonegate and Battle with a regular service to London.

There is a good choice of schools in the area, in both the state and private sectors, including Burwash, Salehurst and Robertsbridge primary schools, Mayfield (girls), Marlborough House Vinehall (Robertsbridge), St Ronan's (Hawkhurst), Holmewood House (Langton Green.), Benenden School and Eastbourne College.







THE FORGE OVERVIEW

A rare opportunity to acquire this attractive property which has been subject to sympathetic and stylish refurbishment and extension. Quality materials and fine craftsmanship run throughout. The house has been thoughtfully reworked to create bright accommodation with good ceiling heights, retaining period features and benefiting from a modern kitchen and bathrooms. The comprehensive refurbishment includes re-roofing, re-wiring, and an overhaul of the plumbing.

Planning Permission exists to extend the house to the west with a two storey extension, creating another reception room and a master bedroom suite of bedroom, bathroom and dressing room. Reference RR/2021/107/P.

Adjoining the main house there is a brick and tile forge building, a wonderful reminder of the property's working heritage, together with a reclaimed Sussex barn with beautiful exposed oak timbering, offering huge scope for a variety of uses, subject to any necessary consents. Equestrian facilities include a stable block and manège and the property sits within just over 22 acres.









INTERNAL ACCOMMODATION

An oak framed porch with wide front door opens into the reception hall which has flagstone flooring, a bench seat with storage beneath. A door leads through to the utility/boot room with walk-in shower cubicle and space for utilities. There is also a separate cloakroom with w.c. The dining hall has quarry tiled flooring and the original back door overlooking the garden and valley beyond. The characterful sitting room has a charming inglenook fireplace with oak bressummer beam, brick surround and flagstone hearth fitted with a wood burning stove. A sash window gives an outlook over the front garden. The double aspect study has a fireplace with ducks nest grate and a sash window overlooking the front garden.

The beautifully appointed kitchen/dining room is triple aspect and features a part vaulted ceiling with exposed oak beams, modern fitted units with integrated appliances and central island, two-oven oil-fired Aga. and a full height built-in larder cupboard. French doors open out to the rear terrace with exceptional views over the garden and countryside beyond. From the inner hall a door and brick steps lead down to a useful cellar with good ceiling heights.

On the first floor, the principal bedroom suite is an exceptional double aspect room with glorious views over its own land and surrounding countryside as well as an en suite shower room. There are two further double bedrooms, one with a fireplace and both with sash windows and oak shutters. The luxuriously fitted family bathroom has oak panelling, a rolltop bath and walk-in double shower cubicle. There is a further bedroom on the second floor with an en suite dressing room and separate w.c.





OUTBUILDINGS, EQUESTRIAN FACILITIES AND LAND

The Forge is approached from the lane via a gated entrance over a driveway leading to the ample parking and turning area. The lawned gardens and grounds include mature trees, shrubs and hedges as well as a greenhouse and gardener's w.c. A terrace borders the rear of the house from where there are exceptional views. The Old Forge is a single storey brick building with separate access and parking. To the side is a detached brick and tile garage/tractor barn. The driveway continues to a substantial reclaimed Sussex barn with oak weatherboarding, polished concrete floors, full height double oak doors, oak timbering and arched windows at either end. Beyond the barn, the stable yard has a covered hay store, tack room, 4 stables (with light, power and water connected) and a post and rail enclosed concrete apron to the front. A track leads down to the pasture and sandschool. The land is principally laid to pasture with water troughs and about 3 acres of woodland. In all about 22.3 acres.







Approximate Gross Internal Area = House: 219.1 sq m / 2359 sq ft (excluding stables, tack room, barns & store). Limited use area(s): 17 sq m / 183 sq ft. TOTAL: 236.1 sq m / 2542 sq ft.
AGENTS NOTE: A footpath crosses the land at the north eastern boundary, some distance from the house.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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