



RIGBY & MERCHANT

A distinguished Grade II listed six bedroom country house, set within 7.4 acres with a heated swimming pool, exceptional period outbuildings and a remarkable architectural heritage.



Hollis Street Farm, Bexhill-On-Sea - TN39 5JS

In Excess of £1,300,000



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MARCHANT



Hollis Street Farm is an exceptional Grade II listed six bedroom country house, set within approximately 7.4 acres of gardens, woodland and paddocks near Ninfield in East Sussex. Believed to date from the 17th century, with an elegant 18th century façade, the house was once owned by celebrated architect Sir Giles Gilbert Scott, designer of Battersea Power Station and the iconic red telephone box. Today it remains a wonderfully atmospheric family home, rich in original character with exposed timbers, sash windows, panelling and open fireplaces throughout. The ground floor offers a generous collection of reception spaces including a triple aspect drawing room opening onto the garden, panelled dining hall, library, study and a wonderfully characterful cinema room. At the heart of the house, the kitchen, breakfast and family room centres around an impressive inglenook fireplace and provides a relaxed space for everyday family life.

Across the upper floors are six bedrooms and five bathrooms, including a particularly private bedroom suite approached by its own staircase. The principal bedroom enjoys far reaching countryside views and a beautifully appointed en suite bathroom.

Outside, the setting is exceptional. Approximately 7.4 acres encompass sweeping lawns, a walled garden, rose and kitchen gardens, woodland, two paddocks and a grass tennis court. A sheltered heated swimming pool sits amongst an impressive collection of period outbuildings, including a substantial brick barn of approximately 1,000 sq ft with potential for conversion subject to consent, an annexe currently used as a games room, gym and studio, a carriage house and triple bay oak framed cart lodge.

- Historic Grade II* listed country house with provenance







Hollis Street Farm enjoys a peaceful rural setting less than a mile from the village of Ninfield, with historic Battle approximately five miles away and the coast at Bexhill on Sea just four miles. Battle offers an excellent range of independent shops, cafés and restaurants, together with a mainline station providing direct services to London. Eastbourne and the wider Sussex coast are also within easy reach. The area is particularly well served for schools, with highly regarded independent options including Battle Abbey School, Bede's, Eastbourne College and Vinehall, alongside a good choice of local primary and secondary schools.

A rare East Sussex country house combining architectural pedigree, beautiful grounds and exceptional ancillary space in a wonderfully private yet accessible setting.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Historic Grade II* listed country house with provenance
- Over 7 acres of gardens, parkland & paddocks
- Potential to convert additional buildings/add additional accommodation
- Conveniently located between Battle and the sea
- Excellent commuting from Battle to London Bridge / Charing Cross
- Fabulous recreational facilities, party barn and heated pool



Hollis Street Farm, TN33

Approximate Gross Internal Area = 404 sq m / 4349 sq ft
 Approximate Outbuildings Internal Area = 337.3 sq m / 3631 sq ft
 Approximate Gross Internal Area = 741.3 sq m / 7980 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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