



Steellands Farm House  
Lower Platts | Ticehurst | Wadhurst | TN5 7BY





# Step inside

## Steellands Farm House

The first impressions on arriving at this striking modern family home is superb edge of village setting, marrying the calm and beauty of a delightful rural aspect overlooking rolling countryside with the ease and convenience of village life.

Electronically operated gates open from the farm lane to a very generous driveway and parking area and detached two-bay cart lodge with single garage that would perfectly suit the largest of families, party people and motor enthusiast.

Eco-friendly by design the house is fitted with solar panels with battery storage and means that running a house (and cars if you have gone electric) of approximately 3000 square feet is remarkably efficient.

The heart of the house is a truly magnificent open plan kitchen, living and dining area with bi-fold doors connecting you seamlessly to the outdoor patio and garden. The kitchen area centres on a huge marble-topped island that any keen chef would be proud of and benefits from a wide range of units and built in appliances; plus, there is a useful utility room to the side that doubles as a handy boot/mud room and pet station and features a convenient fitted shower. The living/dining area is flooded with light and enjoys not just a sunny aspect but also seamlessly links via a bank of bi-fold doors to the large patio and pergola covered seating area; with both west and southerly aspects you are blessed with a lot of sun and the eye is drawn over a large flat lawn onwards over your meadowland and beyond to the adjoining farmland.

On the other side of the entrance hall and stylish stairway sit two further rooms in an arrangement perfectly suited for large and busy families and where a house is required to cater for multiple activities all at the same time. Currently arranged as a large sitting or family room and a spacious home office they offer the flexibility to become a playroom, a separate formal dining room, a gym or countless other uses depending on your needs.

A beautiful oak and glass staircase leads up to a bright landing and all the bedrooms. The principal suite is designed to separate from the other bedrooms, especially if you are using bedroom 5 as a second dressing room, study or reading nook, whilst also working perfectly as a suite with attached nursery room for very young children. The main bedroom leads you through the dressing area to a luxurious ensuite shower room. There are four further bedrooms including two more en-suite shower rooms and there is a family bathroom.

Set in a plot of 1.45 acres there is plenty of outdoors space to enjoy. A large patio with pergola looks out onto a large flat lawn framed by a contemporary sleeper wall that in turn leads out to a wilder part of the garden and overlooks the surrounding rolling countryside.

# Seller Insight

“ Finding the perfect location was the main focus of our search and we were blown away by the situation of this superb house. Importantly for us the house sits on the edge of the fabulous village of Ticehurst which has a really friendly atmosphere and a strong community spirit. The traditional High Street is charming with its shops, cafés, pubs, a post office, and a primary school, so our everyday needs can be met locally. But we also get to enjoy the peace of the countryside, the abundance of wildlife and some truly beautiful views.

One of the things I love most about living here is having Bewl Water just a short distance away. It provides a beautiful backdrop to everyday life, with stunning views, peaceful surroundings and an abundance of outdoor activities throughout the year. Whether it's a morning walk along the lakeside trails, a cycle through the countryside, or simply enjoying the changing seasons across the water, Bewl Water is a fantastic asset to have on the doorstep.

I really value this home's eco-friendly, energy-efficient design. Not only does it help reduce environmental impact, but it also makes the house more comfortable and economical to live in throughout the year.

The energy-efficient design also provides peace of mind, with reduced reliance on traditional energy sources and a smaller carbon footprint. As energy prices continue to be a consideration for homeowners, the long-term savings and sustainability benefits are particularly appealing.

Beyond the financial advantages, there is a real satisfaction in knowing that the home has been designed with the future in mind. It combines modern living, environmental responsibility and everyday comfort, offering a lifestyle that is both practical and sustainable for years to come.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel**

Typical Journey Times (from Ticehurst TN5 7BY):

|                 |         |
|-----------------|---------|
| Tunbridge Wells | 25 mins |
| Hastings        | 30 mins |
| Eastbourne      | 45 mins |
| Gatwick Airport | 55 mins |

By Train (Nearest Stations)

|                    |           |
|--------------------|-----------|
| Stonegate Station  | 2.8 miles |
| Etchingham Station | 3.0 miles |
| Wadhurst Station   | 5.5 miles |

Services to:

London Charing Cross, London Bridge, Tunbridge Wells, Hastings

By Road (Approx. Distances from TN5 7BY)

|                       |          |
|-----------------------|----------|
| Bewl Water            | 2 miles  |
| Wadhurst              | 4 miles  |
| Hawkhurst             | 4 miles  |
| Etchingham            | 4 miles  |
| Tunbridge Wells       | 11 miles |
| Battle                | 12 miles |
| Royal Tunbridge Wells | 11 miles |
| Hastings              | 17 miles |
| Gatwick Airport       | 33 miles |

**Leisure Clubs & Facilities**

Dale Hill Hotel & Golf Club  
Bewl Water Sailing & Outdoor Centre

Ticehurst Sports & Social Club  
Etchingham Cricket Club  
Pashley Manor Gardens  
Ticehurst Village Hall  
Bedgebury National Pinetum & Forest  
Bewl Water Cycle & Walking Trails

**Healthcare**

Wadhurst Medical Group (Belmont Surgery)  
Lamberhurst surgery  
Woodhill Surgery, Mayfield  
The Old School Surgery, Hawkhurst  
Bexhill & Battle Health Centre  
Tunbridge Wells Hospital, Pembury  
Conquest Hospital, Hastings

**Education**

Primary Schools:  
Ticehurst & Flimwell C of E Primary School  
Stonegate C of E Primary School  
Etchingham C of E Primary School  
Wadhurst C of E Primary School [townandvil...eguide.com]

Secondary Schools:  
Uplands Academy, Wadhurst  
Beacon Academy, Crowborough [townandvil...eguide.com]  
Independent Schools  
Marlborough House School, Hawkhurst

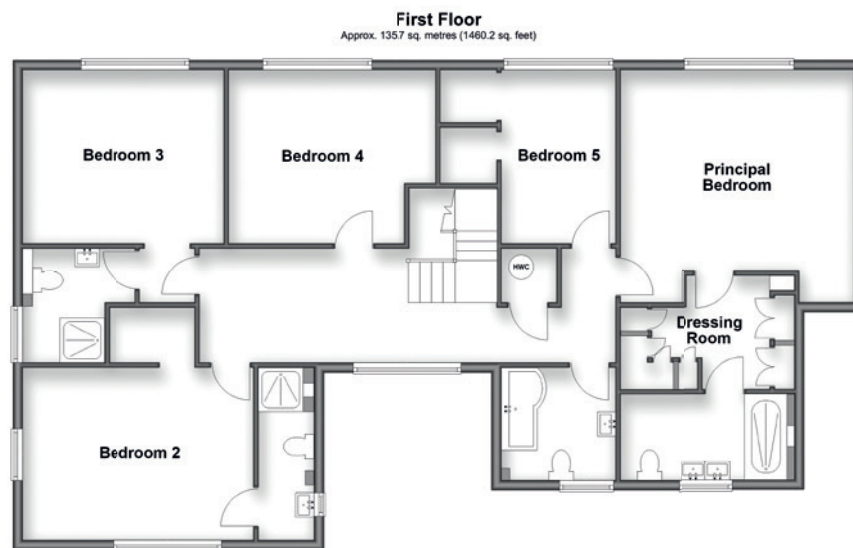
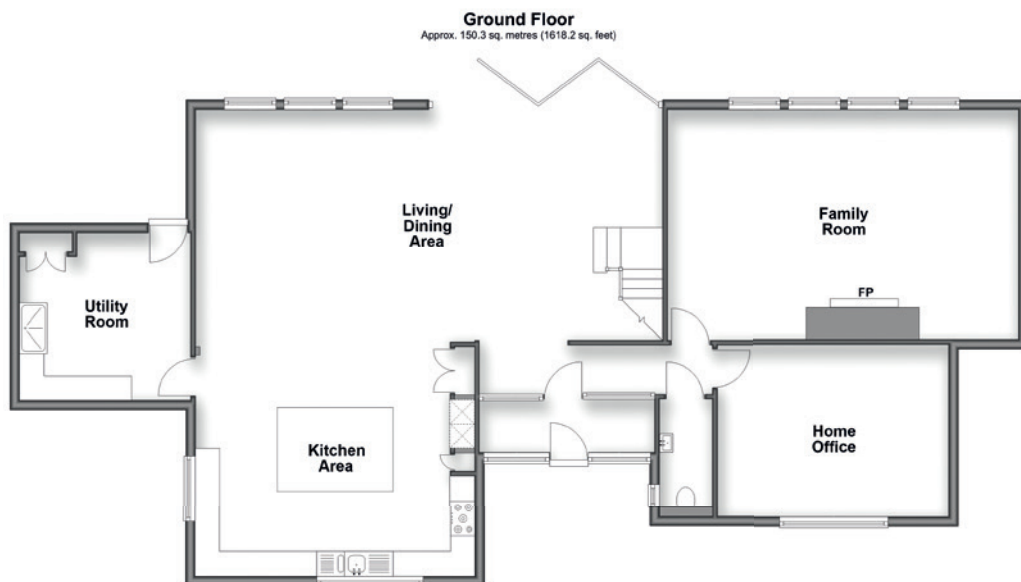
St Ronan's School, Hawkhurst  
Bethany School, Goudhurst  
Skippers Hill Manor Preparatory School, Five Ashes  
Holmewood House School, Langton Green  
Mayfield School, Mayfield  
Dulwich Preparatory School, Cranbrook  
Vinehall School, Robertsbridge

**Entertainment**

The Bell in Ticehurst  
Kino Cinema, Hawkhurst  
Bewl Water Events & Festivals  
Pashley Manor Seasonal Events  
Scotney Castle (National Trust)  
Bedgebury Forest Concerts & Activities

**Local Attractions / Landmarks**

Bewl Water  
Pashley Manor Gardens  
Scotney Castle (National Trust)  
Bedgebury National Pinetum & Forest  
Bateman's (National Trust)  
Ticehurst High Street & St Mary's Church  
High Weald National Landscape



## GROUND FLOOR

|                    |                                      |
|--------------------|--------------------------------------|
| Entrance Hall      |                                      |
| Living/Dining Area | 31' 4" x 22' 10" (9.55m x 6.96m)     |
| Kitchen area       | 18' 7" x 8' 8" (Max) (5.66m x 2.64m) |
| Utility room       | 11' 5" x 11' 3" (3.48m x 3.43m)      |
| Family room        | 22' 5" x 16' 8" (6.83m x 5.08m)      |
| Home Office        | 15' 5" x 11' 5" (4.70m x 3.48m)      |

## FIRST FLOOR

|                           |                                 |
|---------------------------|---------------------------------|
| Principal bedroom         | 15' 5" x 15' (4.70m x 4.57m)    |
| Dressing room             |                                 |
| Ensuite shower room       |                                 |
| Bedroom two               | 11' 5" x 15' 5" (3.48m x 4.70m) |
| Ensuite Shower            |                                 |
| Bedroom three             | 13' 5" x 11' 5" (4.09m x 3.48m) |
| Jack and Gill shower room |                                 |
| Bedroom four              | 14' x 11' 5" (4.27m x 3.48m)    |
| Bedroom five              | 11' 6" x 7' 8" (3.51m x 2.34m)  |

## OUTSIDE

|                |                             |
|----------------|-----------------------------|
| Double carport | 22' x 19' (6.71m x 5.79m)   |
| Single garage  | 22' x 9' 6" (6.71m x 2.90m) |

Council Tax Band: G  
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 89 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales, Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 28.07.2026

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