

# THE OLDCASTLE ESTATE

DALLINGTON, EAST SUSSEX





# THE OLDCASTLE ESTATE

DALLINGTON, HEATHFIELD, EAST SUSSEX, TN21 9JP

Dallington 0.1 miles | Heathfield 5.5 miles | Battle 8 miles (London Bridge, Charing Cross or Canon Street in less than 90 minutes) | Royal Tunbridge Wells 17.8 miles  
(Distances and times are approximate)

A beautifully positioned country estate with an impressive Grade II listed principal house, three cottages, one farmhouse and a farmyard, sitting in approximately 336.5 acres of productive farmland.

**Lot 1a - Oldcastle:** Entrance hall | Kitchen | Dining room | Drawing room  
10 bedrooms, with 3-bedroom staff annexe (with potential for reincorporation, subject to consents) | 3 bathrooms | 5 separate WCs | Games room | Wine cellar  
Strong room

**Outbuildings:** Timber-framed Sussex barn | Two Dutch Barns | A double and a single garage | Folly | Various storage sheds

**Gardens and Grounds:** Walled garden with greenhouse and pool | Tennis court  
Outdoor swimming pool | Location for a croquet lawn and grass tennis court  
Amenity lake and woodland | Well | Farmland | In all about 13.46 acres

**Lot 1b - Cottages:** The Gardener's Cottage with 2 bedrooms | The Engine House with 2 bedrooms | The Stables Cottage with 3 bedrooms

**Lot 1c - Oldcastle Land:** Approximately 202.95 acres of rolling farmland in beautiful countryside | Primarily laid to pasture with areas of woodland  
Farm buildings | Stream

**Lot 2 - Prinkle Land:** Approximately 29.79 acres of undulating and productive farmland, primarily laid to pasture

**Lot 3a - Carrick's Farm:** A charming four-bedroom house, built in the traditional Sussex style | Occupying an elevated position looking out over the beautifully classic English countryside

**Lot 3b - Carrick's Farmland West:** Approximately 41.53 acres of gently sloping farmland, primarily laid to pasture

**Lot 3c - Carrick's Farmland East:** Approximately 47.65 acres of rolling farmland, primarily laid to pasture

Available as a whole or in seven lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## HISTORY

*Oldcastle, situated in the village of Dallington, is a Grade II listed timber-framed house with a long and layered history that reflects both local development and wider social change in rural Sussex.*

Although the main structure of the house dates from around 1600, there are indications of much earlier occupation on the site. A surviving fragment of buttressed wall, described in a 1955 newspaper as having “*warlike peepholes*”, is traditionally thought to date from the reign of King Stephen (1135–1154).

Local tradition suggests that the site may originally have been a fortified hunting lodge built by a 12th-century nobleman. Such a building would likely have been defensively enclosed, leading local villagers to refer to it simply as “*the castle*”: a name that has endured.

The core of the house is late 17th century, constructed as a two-storey timber-framed house. Characteristic features include a tiled roof, casement windows, and interior panelling from the period. This reflects the vernacular architecture typical of the Wealden area, where timber framing and local materials predominated.

Ownership of Oldcastle passed through several hands during the 18th and 19th centuries. Between 1763 and 1795 it belonged to the Rev. William North, the local vicar, who is known to have resided there for at least part of his tenure.

In the early 19th century, the house became home to the Randoll family, remaining a private residence during a period when the surrounding landscape was shaped by agriculture and the declining Wealden iron industry.

A defining moment in Oldcastle's history came in 1910 when it was purchased by Henry Burton Buckley, a distinguished barrister and judge. He later became Baron Wrenbury in 1915.

Buckley commissioned the prominent Arts and Crafts architect Ernest Newton to restore and substantially enlarge the house. Newton's work blended sympathetically with the earlier structure while introducing new wings in ashlar stone, red brick, and tile-hung elevations. This early 20th-century intervention gave Oldcastle much of its present character, combining historic fabric with Arts and Crafts design principles.

For most of the 20th century, Oldcastle remained the country home of the Buckley family, closely associated with the Wrenbury title. During the Second World War, Oldcastle played a significant social role. It accommodated evacuated children, including a branch of Addey and Stanhope School from south-east London. In 1940, when the school relocated to Wales, Bertha, Lady Wrenbury made the house available to Shoreham Children's Home, continuing its use as a place of refuge during wartime.

In the years following the war, Oldcastle adapted to changing social circumstances. It operated for a time as a finishing school for young ladies, reflecting mid-20th-century educational traditions. During the 1950s, the house also functioned as a guest house, before being let for a short period.

In 1961, Oldcastle returned to being a private family residence when John Burton Buckley, 3rd Baron Wrenbury made it his permanent home. The property has since remained closely associated with the Buckley family, who have lived here ever since.

The history of Oldcastle is closely tied to its setting. Dallington is an ancient settlement, recorded in the Domesday Book of 1086 as “*Dalinton*.” Once heavily wooded and sparsely populated, it later became part of the Wealden iron industry, with nearby furnaces supported by charcoal from surrounding forests.

Landmarks such as St Giles Church and the legacy of John Fuller reflect the area's architectural and social development. Against this backdrop, Oldcastle stands as a microcosm of local history, its evolution mirroring shifts in land use, society, and ownership over nearly a millennium.



## SITUATION

*The Oldcastle Estate enjoys a beautifully private and elevated setting within the High Weald Area of Outstanding Natural Beauty; one of the most distinctive and historic landscapes in southern England.*

Characterised by ancient woodland, rolling pasture, historic hedgerows and winding country lanes, the High Weald is renowned for its unspoilt countryside, rich biodiversity and strong sense of place. The gardens support a wide range of wildlife, including pheasants and owls. They also provide a habitat for species under environmental pressure such as house martins, which return each spring to nest under the eaves, and glow-worms, which can be spotted in the grass during summer.

The estate lies on the edge of the picturesque village of Dallington. The village has a traditional rural character and is centred around the parish church, St Giles, the village hall, and the traditional public house 'The Swan Inn'. The surrounding countryside provides exceptional opportunities for walking, riding and outdoor recreation.

Everyday amenities can be found nearby in Heathfield, while the historic towns of Battle, Hastings and Royal Tunbridge Wells offer a wide range of shops, restaurants and cultural venues.

Schooling in the area is well regarded, with a good selection of state and independent options. Notable schools in the area include Tonbridge School, Sevenoaks School, Eastbourne College, Brighton College and Mayfield School. Preparatory options include Marlborough House, Vinehall School, St Ronan's School and Skipper's Hill Manor School, with Dallington CE Primary School conveniently located within the village.

Despite its peaceful rural setting, the estate is well connected. Mainline rail services from Battle and Etchingham provide regular services to London Bridge, Charing Cross and Canon Street, while the A21 and A26 offer convenient road access to Tunbridge Wells, the M25 and the wider south-east. Gatwick Airport is also readily accessible, providing domestic and international connections.



## LOT 1a ~ OLDCASTLE

PRINCIPAL HOUSE, GARDENS, WALLED GARDEN AND PADDOCKS

*At the heart of the estate sits Oldcastle, an impressive Grade II listed country house of substantial architectural and historical significance. The house occupies a private position within its own land, enjoying the tranquillity of the remote High Weald countryside.*

The accommodation is arranged over two principal floors, and offers generous, well-proportioned rooms with original architectural features still present throughout. The reception space includes an entrance hall, kitchen, dining room and drawing room with an open fireplace and log burner. The lower ground floor has a games room, wine cellar and strong room. The house provides ten bedrooms, served by three bathrooms and five separate WCs, making it well suited to family living and entertaining.

Included within the main house, there is a three-bedroom staff-annexe which offers useful ancillary accommodation and presents potential for reincorporation into the principal house, subject to the necessary consents.



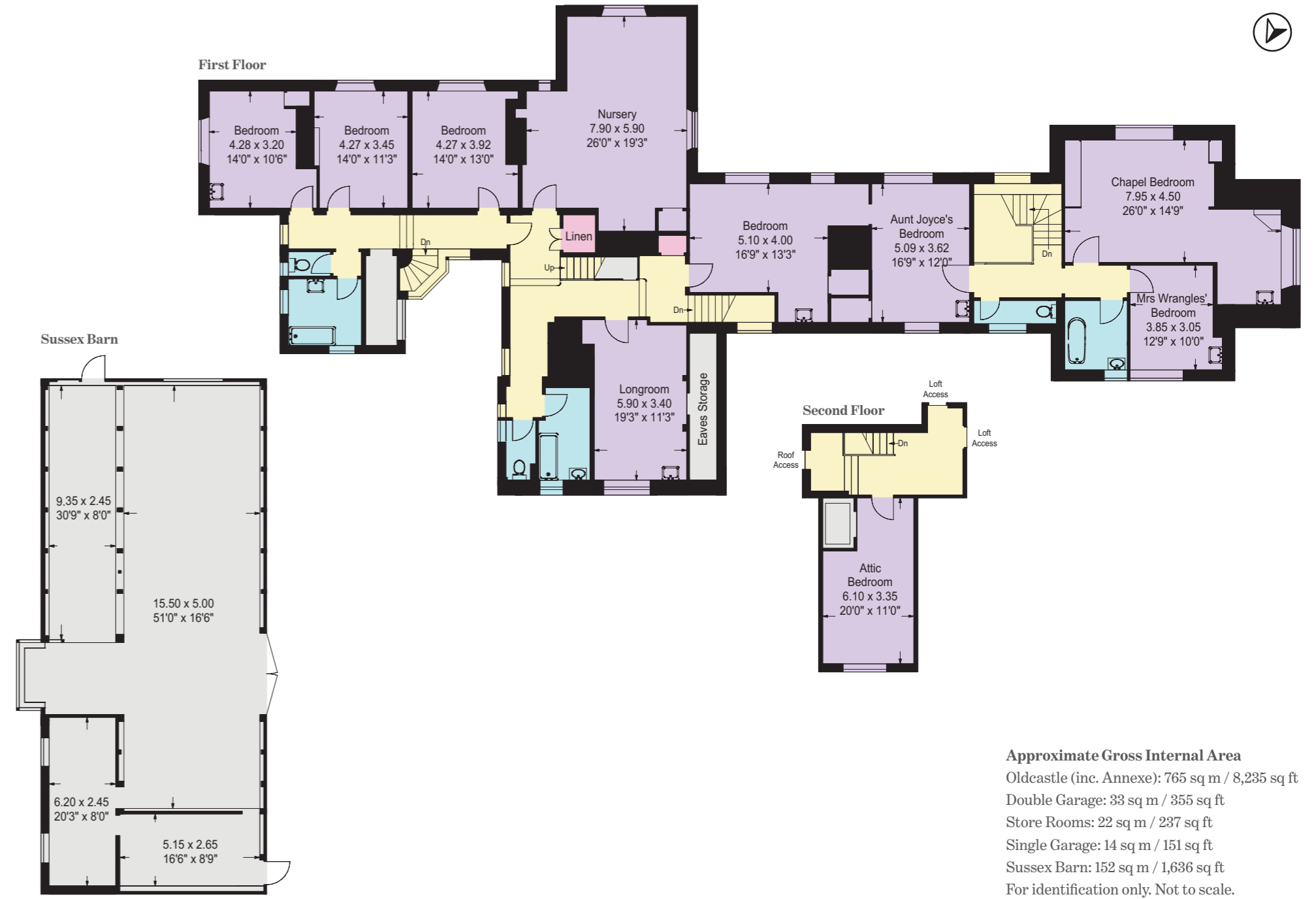
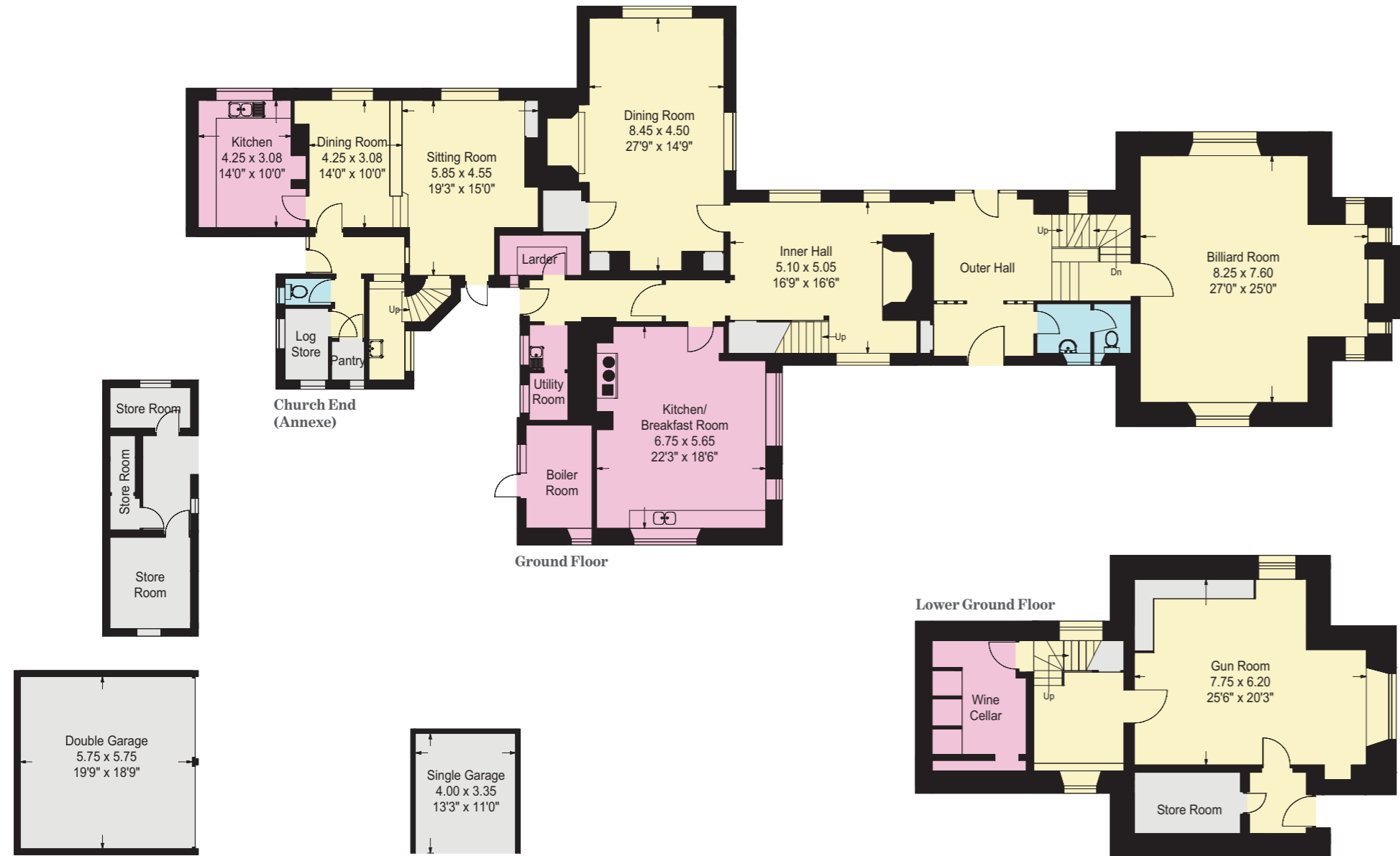
## GARDENS AND GROUNDS

The house is set within beautifully landscaped formal gardens and grounds, extending to approximately 13.46 acres. Features include a walled garden with greenhouse and a small central pool, a tennis court, an outdoor swimming pool, a location for a croquet lawn and grass tennis court, an amenity lake, a well, and areas of woodland. The grounds provide an incredibly peaceful setting for the house, combining privacy and open, expansive views across the surrounding countryside.

There is a large timber-framed barn which presents the opportunity to create a fantastic party barn (subject to the necessary consents). A range of other outbuildings include an open-fronted log store, garage, folly, and various storage sheds.



# OLDCASTLE FLOOR PLAN

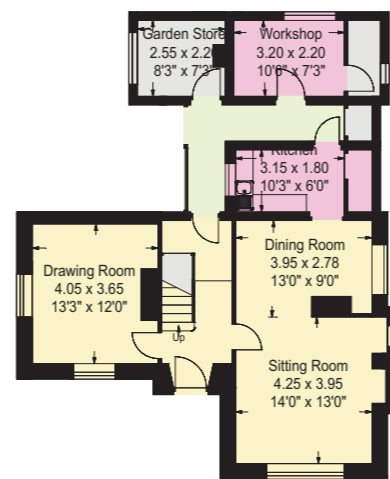
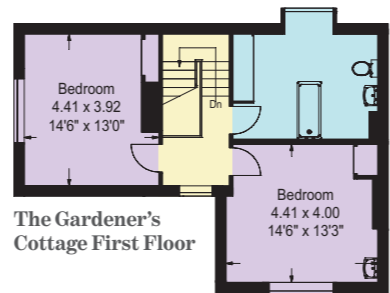
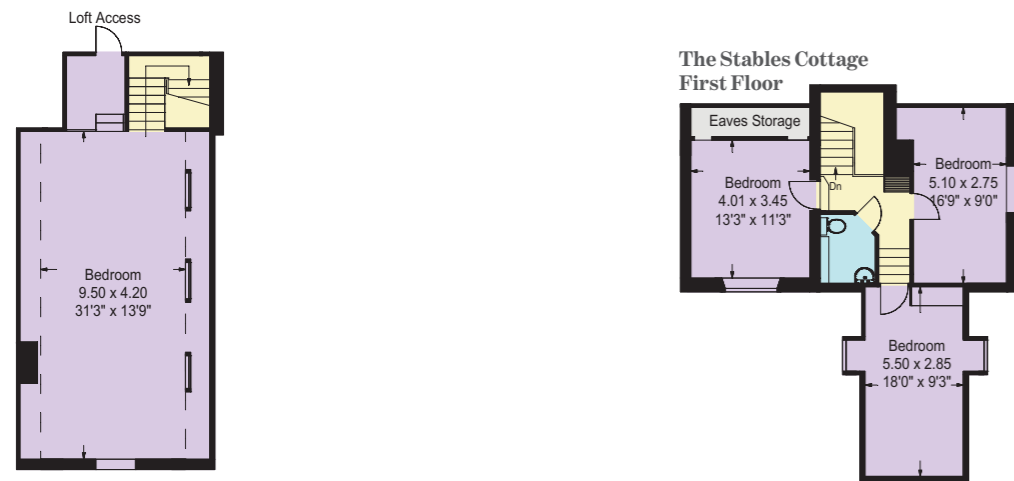


**Approximate Gross Internal Area**  
 Oldcastle (inc. Annexe): 765 sq m / 8,235 sq ft  
 Double Garage: 33 sq m / 355 sq ft  
 Store Rooms: 22 sq m / 237 sq ft  
 Single Garage: 14 sq m / 151 sq ft  
 Sussex Barn: 152 sq m / 1,636 sq ft  
 For identification only. Not to scale.

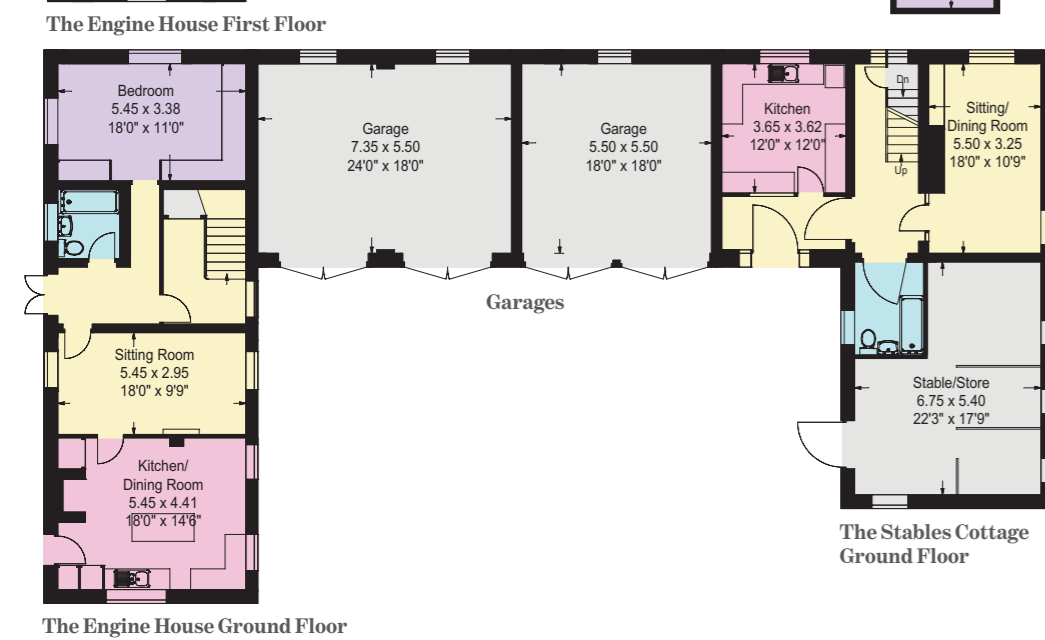
## LOT 1b ~ ESTATE COTTAGES

The Gardener's Cottage, The Stables Cottage and The Engine House are three attractive cottages positioned at the end of the back drive leading to the principal house. The cottages are in a picturesque setting and would provide substantial secondary accommodation, staff-housing, or the opportunity to earn additional income.

The Gardener's Cottage and The Engine House are charming two-bedroom cottages, while the The Stables Cottage is a slightly larger three-bedroom cottage. The Engine House and The Stables Cottage are connected by four spacious garages, which would once have housed the family carriages. Above them, a first-floor gallery links the two properties. The Stables Cottage further benefits from a stable arranged in three individual bays.



**Approximate Gross Internal Area**  
 The Gardener's Cottage: 136 sq m / 1,464 sq ft  
 The Engine House: 133 sq m / 1,432 sq ft  
 The Stables Cottage: 157 sq m / 1,690 sq ft  
 Garages: 72 sq m / 775 sq ft  
 For identification only. Not to scale.



## LOT 1c ~ OLDCASTLE LAND

The Oldcastle land comprises approximately 202.95 acres of undulating and productive farmland, primarily laid to pasture and with areas of woodland. The land is well configured and benefits from good access, a natural water supply via a stream, and a collection of farm buildings that support the wider agricultural operation.



## LOT 2 ~ PRINKLE LAND

The land at Prinkle farm amounts to approximately 29.79 acres of rolling farmland, well suited to pasture or mixed agricultural use.

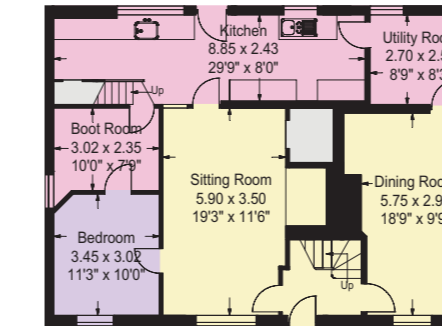
## LOT 3a ~ CARRICK'S FARM

Carrick's Farm comprises a four-bedroom house set in an elevated rural position, enjoying far-reaching views across the surrounding landscape.

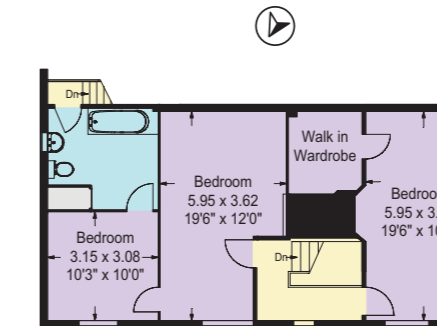
### Approximate Gross Internal Area

Carrick's Farmhouse: 174 sq m / 1,873 sq ft

For identification only. Not to scale.



Ground Floor



First Floor

## LOTS 3b AND 3c ~ CARRICK'S FARMLAND

Lot 3b comprises the land to the west of the lane, and Lot 3c comprises the land to the east of the lane. Both lots are mainly laid to pasture, and would lend themselves to continued agricultural operation. Lots 3b and 3c amount to 41.53 acres and 47.65 respectively.

Lot 3a - Carrick's Farm



Carrick's Farmland



## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a few public footpaths and bridleways across the wider property and none of these cross the grounds immediately surrounding Oldcastle itself.

### SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

### SERVICES

**Oldcastle:** Mains water and electricity, and private drainage.

**The Gardener's Cottage:** Mains water and electricity, and private drainage.

**The Stables Cottage:** Mains water and electricity, and private drainage.

**The Engine House:** Mains water and electricity, and private drainage.

**Carrick's Farm:** Mains water and electricity, and private drainage.

### FIXTURES AND FITTINGS

All fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, free standing domestic and electric items, garden machinery and agricultural machinery.

### EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### LOCAL AUTHORITY

Rother District Council

### COUNCIL TAX BANDS AND EPC RATINGS

Property	Council Tax Band	EPC Rating
Oldcastle	H	E 46
The Gardener's Cottage	E	F 35
The Stables Cottage	D	F 32
The Engine House	D	E 40
Carrick's Farm	F	E 44

### DIRECTIONS

**Postcode:** TN21 9JP

**What 3 Words:** //manuals.cakewalk.triads

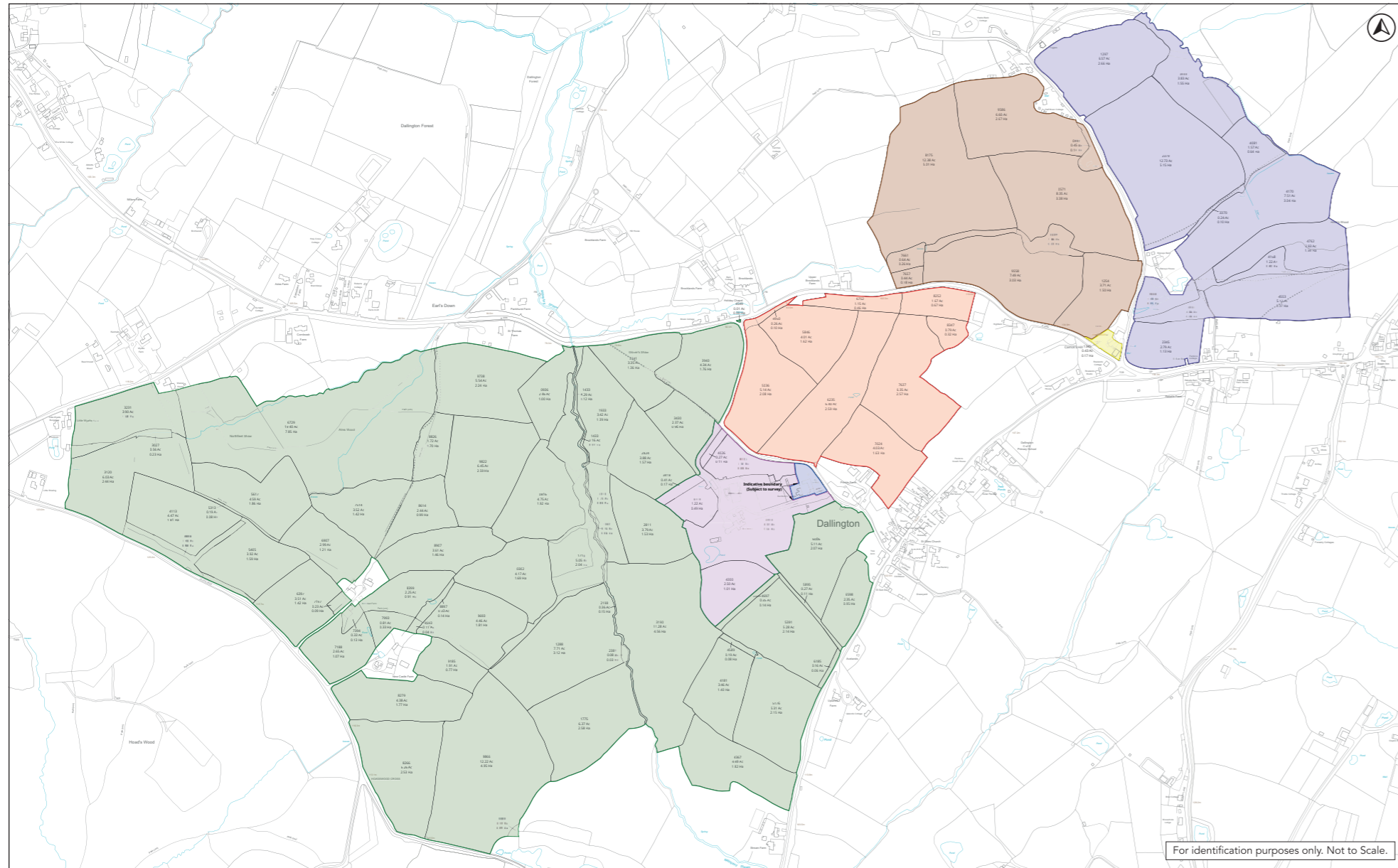
### VIEWINGS

Strictly by prior appointment with Knight Frank.



# ESTATE PLAN

- Lot 1a = 13.46 acres approx. (subject to survey)
- Lot 2 = 29.79 acres approx.
- Lot 3a = 0.43 acres approx.
- Lot 1b = 0.67 acres approx. (subject to survey)
- Lot 3b = 41.53 acres approx.
- Lot 1c = 202.95 acres approx.
- Lot 3c = 47.65 acres approx.



Viewing strictly by appointment only. Please contact the selling agents:



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