

BASSETTS MANOR

HARTFIELD, SUSSEX



BASSETTS MANOR IS SITUATED IN AN ENVIABLE
RURAL POSITION WITH FAR REACHING VIEWS.



A CHARMING GRADE II LISTED MANOR AND OAST
HOUSE IN A MAGICAL RURAL SETTING AT THE
HEART OF A TRADITIONAL FARM WITH ADDITIONAL
ACCOMMODATION AND AN INCOME GENERATING YARD.



BASSETTS MANOR

HARTFIELD, SUSSEX, TN7 4LA

Hartfield Village 2 miles | Cowden Station 4.5 miles (London Bridge from 52 minutes) | Forest Row 6 miles
East Grinstead 7.8 miles | Lingfield 8.9 miles (London Victoria from 49 minutes)
Tunbridge Wells Station 10 miles (London Bridge from 52 minutes) | Gatwick Airport 17 miles
Brighton 26 miles | Eastbourne 31 miles | London 35 miles | Heathrow Airport 45 miles
(All distances and times are approximate)

LOT 1

Bassetts Manor: Entrance hall | Cloakroom | Boot room | Drawing room | Dining room | Sitting room | Study
Kitchen/Breakfast room | Utility | Principal bedroom with ensuite bathroom | 6 further bedrooms
2 further bathrooms

The Oast: Sitting room | Kitchen | 2 bedrooms | Bathroom | Storage

Beautiful garden and grounds with stunning views | Rolling pasture | Woodland | Stream

In all about 60.65 acres

LOT 2

The Barn: Open plan sitting, dining room and kitchen | 3 bedrooms | Shower room | WC
Extensive basement storage | Separate garage block and workshop | Private garden | Pasture field

In all about 18.25 acres

LOT 3

2 bedroom Stable Cottage | Extensive range of former agricultural buildings generating significant rental income
from a range of uses | Stable block and further equestrian facilities for up to 25 horses | Indoor and outdoor schools
Large car and lorry park | Rolling pasture and woodland

In all about 154.65 acres

In all about 233.56 acres | For sale as a whole or in 3 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.

SITUATION

Bassetts Manor is situated in an enviable rural position a short drive from the historic village of Hartfield, which has a lovely sense of community, and within the Weald of Sussex which has been designated as an area of outstanding natural beauty. The house sits in the middle of beautiful rolling Sussex countryside with many wonderful vantage points from around the farm with far reaching wider views. The farm is largely down to grass with 204 acres of pasture interspersed with approximately 18 acres of woodland. Hartfield offers

a good range of local amenities including a store, a butchers, primary school, nursery school, health centre, church, two public houses and the famous 'Pooh Corner' tea rooms, shop and museum. Ashdown Forest, with its many scenic walks and Winnie the Pooh's 'Pooh Sticks Bridge' is nearby. Forest Row offers a good range of shopping facilities with a wider range of shopping and leisure facilities available at Tunbridge Wells and East Grinstead.

Cowden and Lingfield stations serve London Bridge/ Victoria with Tunbridge Wells and Tonbridge serves Charing Cross/ Cannon Street. The area is well known for its excellent choice of schools including Brambletye in East Grinstead, Michael Hall Steiner Waldorf School at Forest Row, Lingfield College, Worth School at Turners Hill, Cumnor House Sussex and Handcross Park School in Haywards Heath, Tonbridge School,

Sevenoaks School and the Schools at Somerhill in Tonbridge, Holmewood House Preparatory School in Langton Green, and Ardingly College. Recreational facilities include golf at Holtye Golf Club, the Royal Ashdown, Chartham Park, The East Sussex National and The Nevill. There is also sailing and fishing at Ardingly reservoir, Weirwood Reservoirs and on the south coast.



HISTORY

The archaeological record shows that Bassetts was the site of a large medieval farmstead, associated, in 1265, with John Bassett, one of the 12 jurymen of the 'Hundred of Hartefued' (later Hartfield). Their role in medieval times was to provide information to royal officials, drawing on their knowledge of local people, land and events.

The first reference to Bassetts as a Manor is from Easter 1545 when "the Manor of Bassetts" was listed as part of the estate of a Mary Shelley which passed on her death to the Alverey or Alfrey family. In 1619 the Manor of Bassetts was handed on from John Alfrey to Richard Earl of Dorset. It is then recorded as having been held by the Earl and Countess of Northampton until being sold to a John Thornicroft in 1661.

There is no doubt that Grade II listed Bassetts Manor is a property that oozes historical charm and has been shaped by several alternations over its history.

The Granary and Oast House adjacent to the house is also Grade II listed and dates from the 17th Century.





LOT 1

BASSETTS MANOR - 60.65 ACRES

At the heart of the farm, at the end of a half mile long drive, sits Bassetts Manor. This charming Grade II listed country house with adjacent Oast House benefits from an elevated position and stunning views over the farm. The house occupies a peaceful position within its own land and enjoys the tranquility of the High Weald countryside.

Parts of the original house date back to the late 16th Century and the accommodation offers well-proportioned rooms, with original architectural features still present throughout. The reception space includes an entrance hall, kitchen, sitting, dining room, study and drawing room with an open fireplace. The house provides seven bedrooms, served by three bathrooms making it well suited to family living.

The house has exceptional views and is surrounded by lovely gardens with extensive lawns.

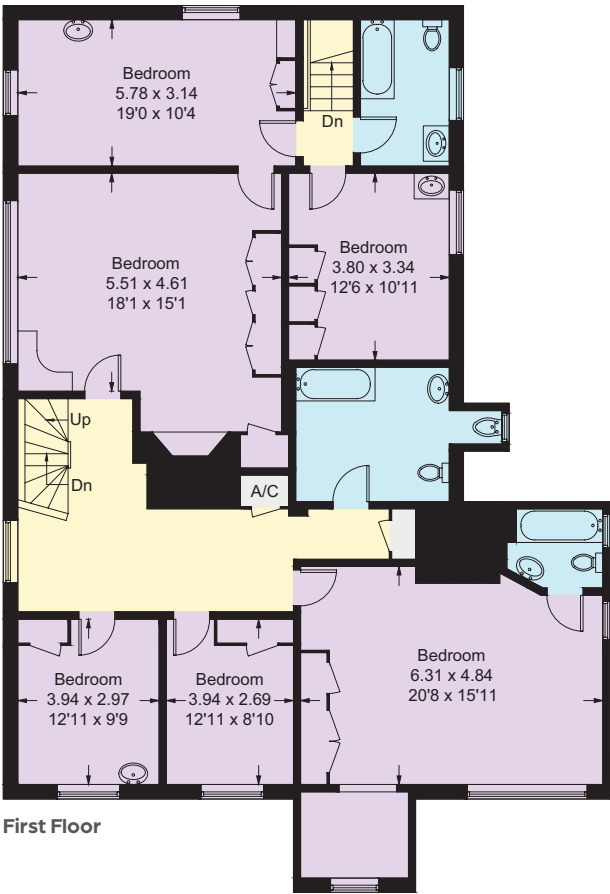
A short walk from the Manor, is the Grade II listed Oast House which is currently let under an Assured Periodic Tenancy. The Oast has significant storage space on the ground floor with stairs rising up to the living area with its kitchen, bedroom and a bathroom. On the second floor is a further bedroom.







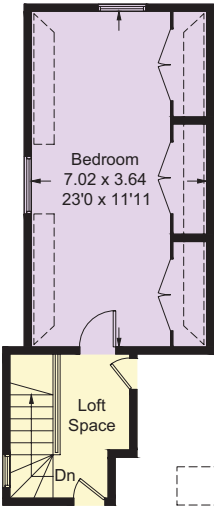
BASSETTS MANOR



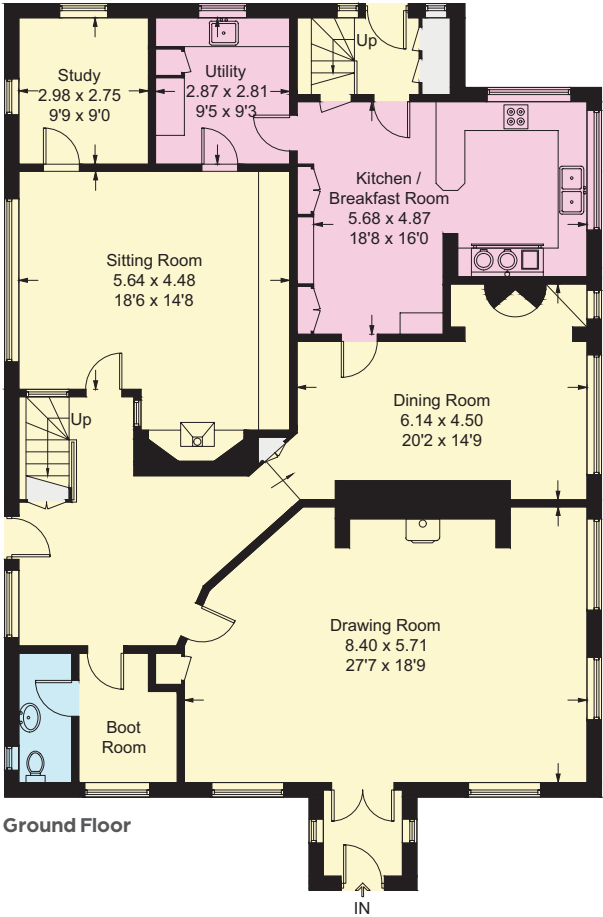
Approximate Gross Internal Area

Bassetts Manor: 387.6 sq m / 4,172 sq ft
The Oast: 147.8 sq m / 1,591 sq ft
For illustrative purposes only. Not to scale.

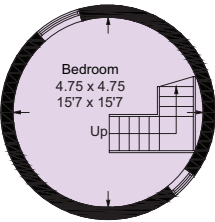
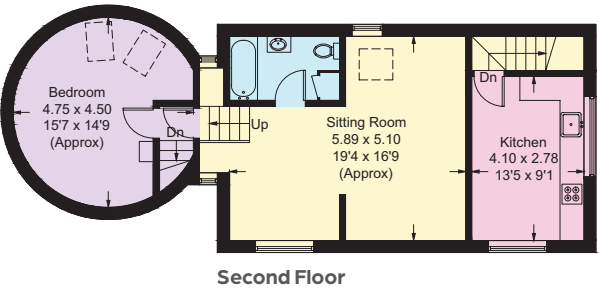
Second Floor



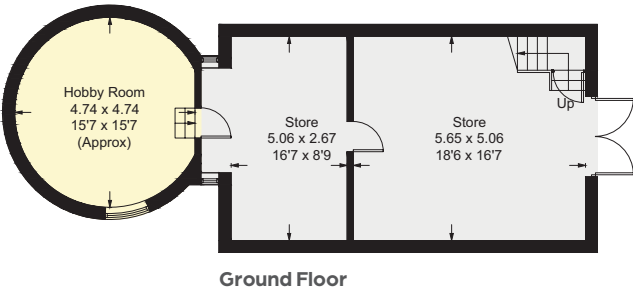
= Reduced headroom below 1.5m / 5'0



THE OAST



First Floor







LOT 2

THE BARN - 18.25 ACRES

Situated on the edge of the farmyard, this period barn was sympathetically converted in the 1960's and more recently refurbished in 2019. The barn offers excellent additional accommodation for family, friends or further rental income.

The barn has a beautiful open plan living space with kitchen, dining and seating areas. It has 3 bedrooms, a shower room and further WC. In the basement is extensive storage space which has further potential for conversion, subject to planning.

The barn has a lovely decked garden with a period outhouse, along with a further garden below. In addition, a short walk away is a garage with a let workshop.

There is a 17 acre pasture field behind the barn which is currently grazed by a local farmer and has wonderful far-reaching views over the surrounding countryside.





LOT 3

THE YARD AND FARM - 154.65 ACRES

The current owners have established a thriving business centre, based at the farm, by converting the farm buildings over many years. There is a significant footprint of circa 50,000 square feet that have been converted into studios, light industrial, storage and equestrian lets with long standing and loyal tenants that bring in a significant income to the farm.

There are significant areas of the yard which are currently used for storage. There is therefore the potential to develop further commercial lets, subject to the necessary planning.

There is plenty of space around the site along with significant hard standing offering ample parking.

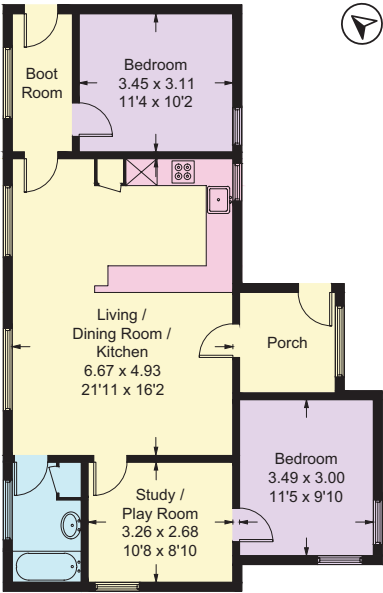
At its heart is a traditional stable block with 7 loose boxes along with Stable Cottage to one side. The cottage is currently let under an Assured Periodic Tenancy and offers single storey accommodation with an open plan sitting/dining and kitchen area along with a playroom/study, 2 bedrooms and a bathroom.

The farm land is largely down to grass and has been grazed for several years by a local farmer. Their tenancy runs until 28th September 2027. The land offers a varied landscape interspersed with mature woodland and ancient hedges, home to an abundance of wildlife. Most of the land is accessed off the drive or from further tracks that lead from the yard.





STABLE COTTAGE



Approximate Gross Internal Area
Stable Cottage: 79.8 sq m / 858 sq ft
For illustrative purposes only.
Not to scale.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole or in lots by private treaty with vacant possession subject to the tenancies in place.

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 number of public footpaths and bridleways across the property.

SPORTING, TIMBER AND MINERAL RIGHTS

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

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

FIXTURES AND FITTINGS

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

LOCAL AUTHORITY

East Sussex County Council.

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.

EPC RATINGS

Bassets Manor: F
The Oast: F
The Barn: E
The Stables: E

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.

DIRECTIONS

Postcode: TN7 4LA
What3Words: ///wizard.united.inhabited

VIEWINGS

Strictly by appointment with Knight Frank.



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



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