



EQUUS

Country & Equestrian



HOLLOW WALL



HOLLOW WALL FARMHOUSE, Rock Hill, Staplecross, , Robertsbridge, East Sussex, TN32 5RL

A detached traditional 3/4 bedroom Sussex Farmhouse (circa 1850 - unlisted) set in just under 8 acres (to be verified *TBV) of mainly pastureland in a picturesque elevated position with distant views over countryside and with the benefit of a range of equestrian facilities including a post & railed Manège, 6 loose boxes and tack/hay barn and workshop.

The property is rurally located, yet not isolated, situated in a country village with a school, shop, and pub, and with doorstep access to countryside walks and bridleways. A gated shingle driveway leads into a spacious parking area adequate for horse box parking and to the stable yard.

The farmhouse offers deceptively spacious versatile family accommodation arranged over three floors combining character features with modern living comforts. The property is ideal for those seeking a country and equestrian lifestyle while remaining close to local amenities.

LOCATION & SITUATION

The property is set in a picturesque rural location in a charming village with a school, shop and pub and occupies an elevated position with countryside views to the rear. Other local amenities are available at Robertsbridge village also with rail station connecting to London. More comprehensive shopping, commercial and leisure facilities are available at the larger centres of Battle, Tenterden, Tunbridge Wells and Ashford. Further rail services connecting to London are available at Etchingham station and access to the National motorway network is via the A21 connecting to M25 Junction 5.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Northiam and Bodiam Primary Schools, Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Preparatory at Cranbrook, Tonbridge School, Kent College (girls) at Pembury.

ACCOMMODATION - GROUND FLOOR refer to the floor pl

BOOT ROOM / INNER RECEPTION HALL - built in cupboards
 CLOAKROOM - WC / fitted shower and wash hand basin.
 KITCHEN - Feature exposed brick wall and bread oven. range of units above below a roll top work surface. Fitted oil fired STANDFORD COOKING RANGE -providing hot water and central heating.
 SITTING ROOM - original brick fireplace with flagstone hearth and decorative surround. Countryside views toward Salehurst Abbey.
 DINING ROOM -original period fireplace - Countryside views

FIRST FLOOR - refer to the floor plan

PRINCIPAL BEDROOM 1- with elevated country views. EN-SUITE
 BATHROOM - with feature slipper bath.
 BEDROOM 2 - with elevated country views & EN-SUITE Shower cubicle.
 BEDROOM 3.

LOWER GROUND FLOOR - refer to the floor plan

Radiators in both rooms.
 BEDROOM 4 / READING & or TV/ FAMILY ROOM - including

fitted bookcase, window, central heating.
 HOME OFFICE / STUDY/ HOBBIES ROOM - window, would also suit as an additional sitting room for a teenagers if required.

EQUESTRIAN FACILITIES

Refer to the plan on line and in the brochure.
 STABLE BLOCK - in need of some repair.
 Timber construction on a concrete and chalk base, corrugated roof, power, light and water laid on.
 6 loose Boxes - Feed Storage Room with electrical fencing point. Hay Barn and further workshop.
 OUTDOOR RIDING ARENA - Post & railed, 20m x 35m approx. (sand and UPVC surface).
 Parking for Horsebox and trailers.

THE LAND & GROUNDS

Approximately 7.89 Acres (*TBV) of pastureland. Mature hedging to boundaries. Post and rail fencing subdividing the land into 3 paddocks. Water laid on to all paddocks. Gently sloping pasture land on free draining soil as a portion of the plot has a sand seam. Accessed from the main drive via galvanised 5 bar gate.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV - (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION & SERVICES

PROPERTY TYPE: Detached.
 PROPERTY CONSTRUCTION: Brick under a pitched roof.
 NUMBER & TYPE OF ROOM/S: see attached floor plans. 3 bedrooms, 1 family bathroom, 1 shower room, sitting room, dining room, kitchen, plus utility inner hallway, two lower lower ground floor rooms.
 PARKING: Off road, private drive and for several cars and horse transport.
 TITLE NUMBER/S The property is on 2 titles.
 LOCAL AUTHORITY: Rother District Council / TAX BAND: F
 EPC RATING: E 50/84 - Certificate number 0292-3955-6200-3385-6200
 Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil fired central heating / SEWAGE: private drainage / WATER SUPPLY: Mains water / ELECTRICITY SUPPLY: Mains.



HELPFUL WEB SITES

HELPFUL WEB SITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.homecheck.co.uk

www.floodrisk.co.uk

www.environment-agency.gov.uk

www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.

2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.

3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by

inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

Equus Country & Equestrian, South East

T: 01580 729000

E: sales@equusproperty.co.uk
DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

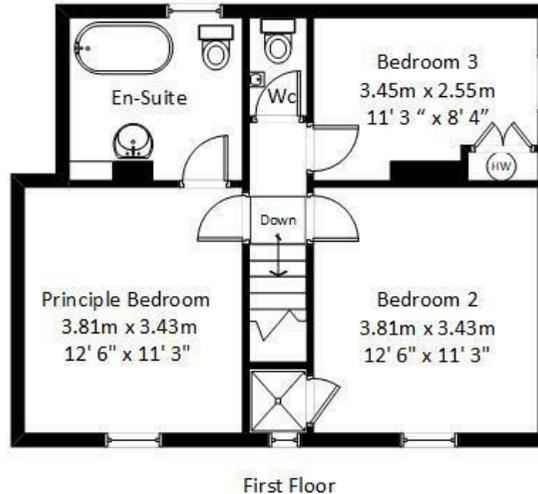
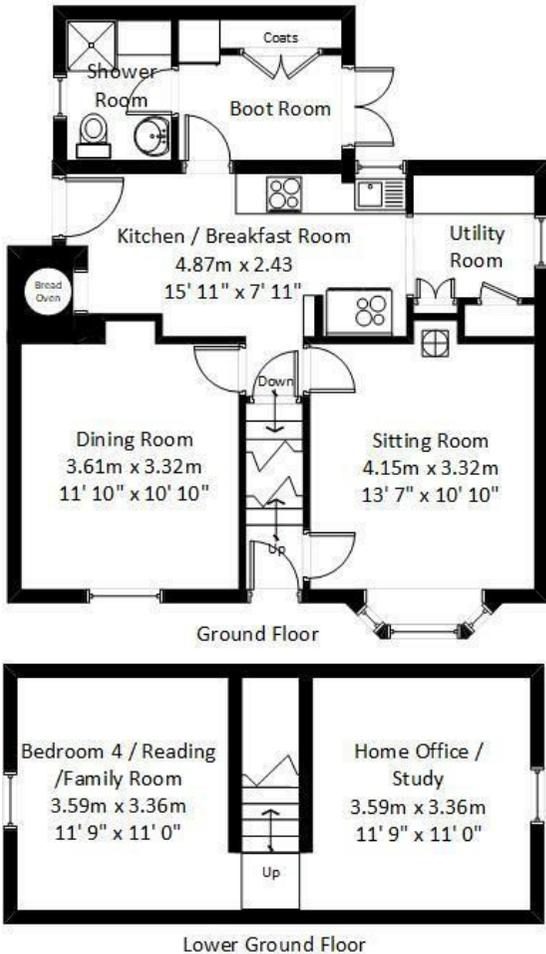
Guide price £895,000



HWFH TN32 5RL



Gross internal floor area
137.80 square metres
(1492 square feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
39	88
England & Wales	
EU Directive 2002/91/EC	

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC www.invictaepc.com email: rwood@invictaepc.com

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and FARMS.co.uk

