






# PEBSHAM HALL FARM

Bodle Street Green, Hailsham, East Sussex



## A MOST ATTRACTIVE GRADE II LISTED SUSSEX FARMHOUSE

A characterful family home with adjacent annexe and substantial detached outbuilding providing garaging, stables, an office, studio and storage. Set within 3.32 acres of paddocks, delightful gardens and grounds in an idyllic village location.

   EPC  
4-5    2-3    3-5    E

Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

South coast 8 miles. Battle 9.8 miles (London Bridge from 76 minutes). Etchingam 9.7 miles (London Bridge from 64 minutes). Stonegate 11 miles (London Bridge from 63 minutes).

Postcode: BN27 4RD    [www.what3words.com/plod.training.audible](http://www.what3words.com/plod.training.audible)



## IDYLLIC LOCATION IN A POPULAR SUSSEX VILLAGE

Pebsham Hall Farm is located in an idyllic position within the High Weald National Landscape Area in the village of Bodle Street Green which has a church, village hall and pub (within quarter of a mile). The nearby larger villages of Rushlake Green and Herstmonceux both offer amenities for local shopping. The south coast is within easy driving distance and the major towns of Tunbridge Wells, Lewes, Heathfield, Battle and Eastbourne also offer a variety of shopping, commercial and recreational facilities. Stonegate, Etchingam and Battle stations all offer a good service to London. There is an excellent choice of state and private schools in the area including the popular Dallington Primary School, St Andrews Preparatory in Eastbourne, Marlborough House Vinehall at Robertsbridge, Bede's at Upper Dicker, Mayfield and Eastbourne College.





## PEBSHAM HALL FARM

This most attractive Grade II listed Sussex farmhouse, believed to date back to the 17th century or earlier, built of part brick/part exposed timber framing with plaster infilled panels and part weather boarded elevations. The property also has pretty panelled casement windows, under a tiled hipped, pitched and gabled roof.

Internally, the house has been sympathetically modernised using high quality joinery, panelling and modern lighting yet still retains a wealth of character features from the period including exposed timbers and fireplaces.

The property also benefits from an annexe and substantial detached building which provides garaging, stables, an office, studio and storage as well as delightful gardens and paddocks totalling about 3.32 acres.





## BEAUTIFULLY PRESENTED AND CHARACTERFUL FAMILY SPACE

A glazed door opens into a spacious country kitchen which has a range of bespoke fitted units with granite work tops. A door to the side leads to a useful utility room and walk-in pantry. The kitchen is open plan to the dining area. The boot room connects to the impressive drawing room which has a wealth of exposed beams and wood panelling as well as a wonderful inglenook fireplace with wood burner.

The well-proportioned reception space flows well and includes an impressive triple aspect sitting room with windows to the front and side, and French doors opening out to the rear terrace and gardens. There is a cloakroom close by.

On the first floor there are three bedrooms, a family bathroom and a shower room. The double aspect principal bedroom also benefits from an en suite dressing room with vaulted ceiling and access to eaves storage. A further bedroom is located on the second floor as well as access to additional eaves storage.





## EQUESTRIAN FACILITIES, ANNEXE AND GARDENS

The house is approached over a driveway leading to the house and substantial detached outbuilding which provides garaging/hay storage. To one side, there is an attached office, store room, studio, kitchen and w.c. To the rear, there is an attached stable block providing three individual stables with a concrete hard standing. Beyond this, a five bar gate gives access to the paddocks.

To the rear of the house there is a paved terrace, ideal for al fresco dining and entertaining whilst enjoying the wonderful rural views. The delightful gardens and grounds surrounding the house are laid to lawn with a multitude of mature trees, shrubs and plants. There is also a detached annexe providing a bedroom and en suite shower room. In all about 3.32 acres.

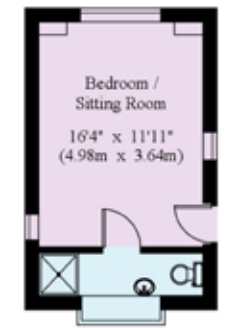
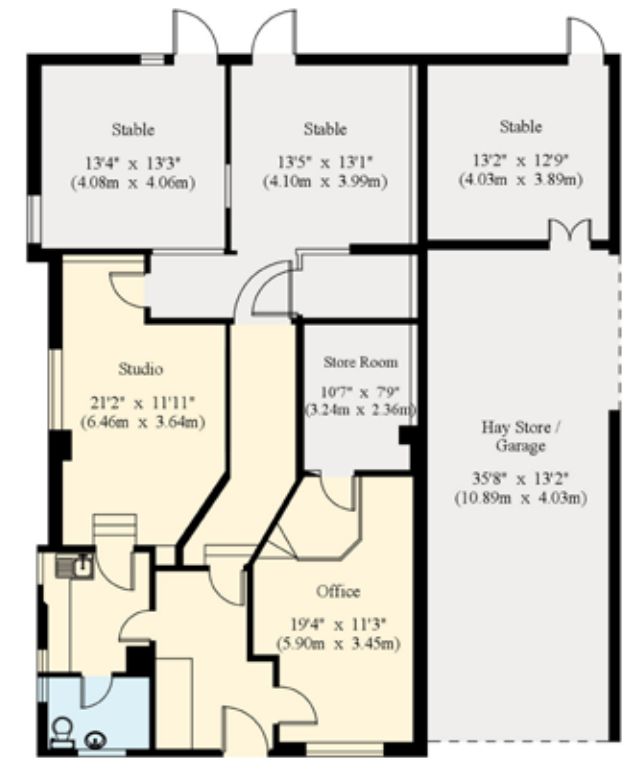




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Approximate Gross Internal Area =  
 House: 228.2 sq m / 2456 sq ft. Annex: 22.1 sq m / 237 sq ft.. Outbuildings: 120.3 sq m / 1294 sq ft.  
 TOTAL: 370.6 sq m / 3987 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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