



Colestock Road
Cowden, East Sussex. TN8

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A Grade II listed 17th century timber framed farmhouse situated well away from any road, and surrounded by its own land.

- É Entrance porch
- É Sitting room
- É Dining room
- É Kitchen/breakfast room
- É Rear lobby
- É Cloakroom
- É Utility room

- É Principal Bedroom with en-suite bathroom
- É 3 further bedrooms
- É Family bath/shower room

- É Garden with greenhouse
- É Parking area
- É A number of outbuildings including hay barn, garaging, workshop and stables
- É Paddocks, woodland, pond

About 13¾ acres



Property

Set in a fabulous quiet location at the end of a private lane this period farmhouse has a wealth of period features including exposed timber framing and beams. A porch with an oak front door opens into the sitting room with an inglenook fireplace with timber bressumer. Beyond is the dining room with door to garden and a large brick fireplace housing a wood burning stove. The kitchen/breakfast room has fitted floor units, wood worktop, butler's sink and tiled floor. There is also a cloakroom, utility room and a rear lobby.

Upstairs, the landing has wide oak floorboards. The principal bedroom is a lovely, spacious room with fireplace, built in cupboard and eave storage cupboards. It has an ensuite bathroom. There is a further bedroom and family bath/shower room on this floor.

On the second floor there are 2 further bedrooms.

Outside

A five-bar gate opens to a gravelled drive for parking. Beside the drive are a number of outbuildings which are on 3 sides of a courtyard and include garden shed, workshop, garage, stable, 3 open storage bays and a 3 bay barn style garage with 2 garden stores.

A brick path leads to the entrance porch. The garden surrounds the house and is mainly lawn with a paved terrace, fruit trees and a pond. At the bottom of the garden is a vegetable garden and a greenhouse, beyond which is a barn with 3 open stables.

The land is on 3 sides of the house and is divided into paddocks with water. There are a couple of field shelters, a 2 bay hay barn and some woodland. A bridle path crosses the land.

Tenure, Local Authorities and Services

Freehold. Wealden DC 01892 653311. East Sussex CC 0345 608 0190. Council tax band G. Mains water and electricity. Oil heating. Private drainage.

Directions

From East Grinstead head on the A264 towards Tunbridge Wells. The drive to the property is on the right about 0.67 mile after the golf club and the old White Horse Inn.



Local Amenities & Communications

The nearby village of Hartfield has local amenities including a health centre, whilst the towns of East Grinstead and Tunbridge Wells have a first-class range of shopping, educational, sporting and transport facilities. There is excellent schooling in the area including Holmewood House, Brambletye and Cunnor House. Sporting and recreational facilities include golf at Holtje and Sweetwoods and Horse racing at Lingfield Park.

There are mainline railway stations at Cowden, East Grinstead and Tunbridge Wells providing services to London Bridge/Victoria. The M23 provides good access to London, Brighton, Gatwick and the motorway network.

Approximate Area = 2228 sq ft / 206.9 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Barn = 1145 sq ft / 106.4 sq m

Garage = 126 sq ft / 11.7 sq m

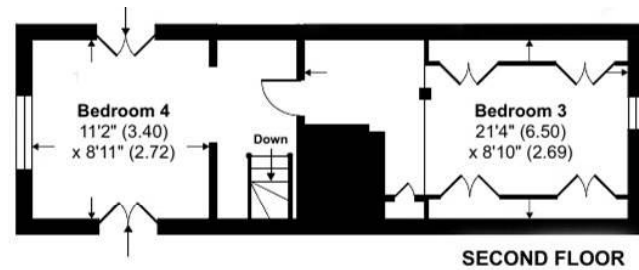
Workshop / Store = 245 sq ft / 22.8 sq m

Shed = 132 sq ft / 12.3 sq m

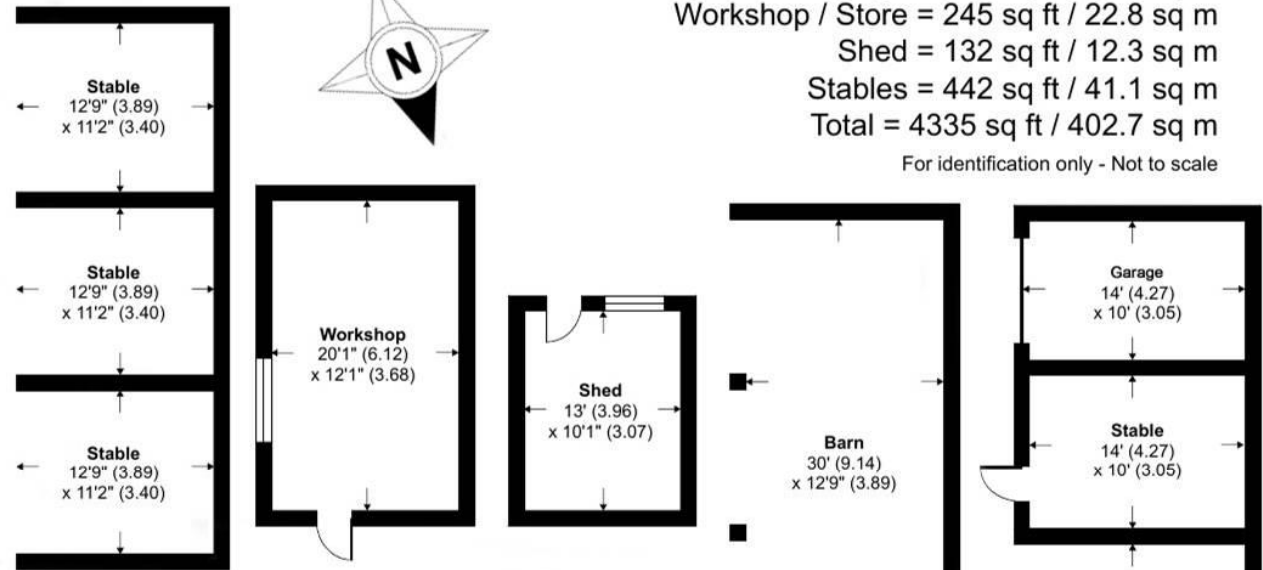
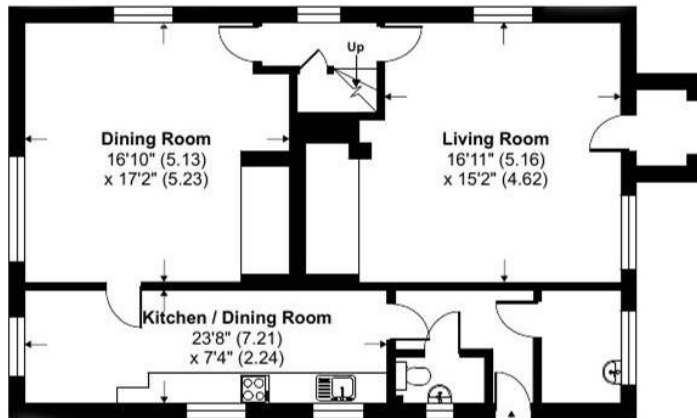
Stables = 442 sq ft / 41.1 sq m

Total = 4335 sq ft / 402.7 sq m

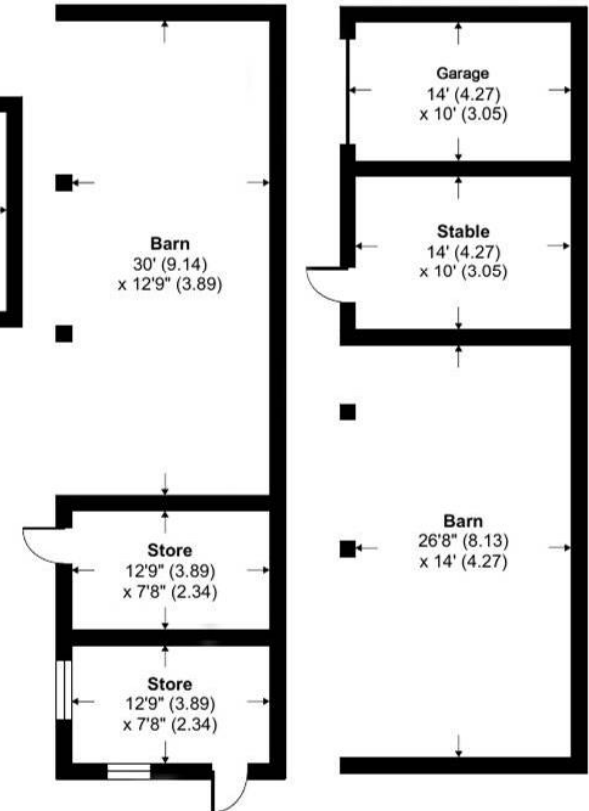
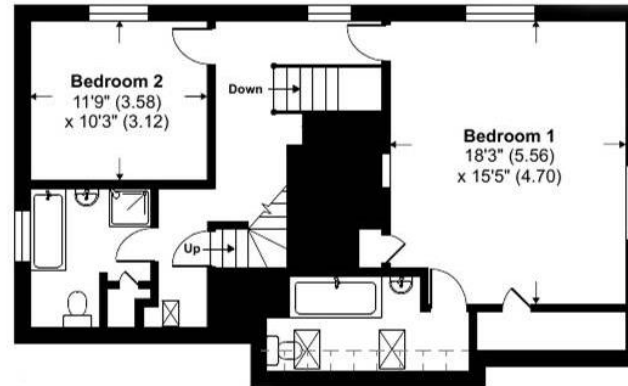
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 1039361

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