

# FOLKINGTON MANOR



FOLKINGTON | EAST SUSSEX

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*Eastbourne 6 miles | Lewes 11 miles (70 minutes to London Bridge or London Victoria) | London 70 miles  
(Distances and times are approximate)*

‘A beautifully restored and architecturally rare grade II\* listed flint manor house in the middle of its own park.’

Entrance hall | Study | Library | Family room | Cinema room | Staircase hall | Drawing room | Dining room  
Fabulous open plan kitchen/breakfast room with orangery and dining terrace | Large cellar  
Four principal bedroom suites | 3 further bedrooms and family bathroom

Entrance lodge | Guest cottage | 2 staff flats

Beautiful Victorian stable yard with traditional stabling | Coach house | Tack room | Gym | Outdoor manège  
Extensive further stabling with 10 loose boxes

Biomass boiler system | Farm building | Large party/wedding barn | Former print building with planning pending for indoor pool  
Farmland and parkland | Long carriage drive

**In all about 82.88 acres**



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

Folkington Manor occupies an enviable sheltered position at the end of a long carriage drive surrounded by the South Downs which forms an impressive backdrop. The drive continues to a quiet lane to the hamlet of Folkington with its charming Grade I listed church and direct access onto the South Downs National Park.

The historic county of Lewes is 11 miles away and has a good range of local amenities together with a direct train service to London Victoria or London Bridge. The nearest shops are in Polegate about 3 miles away and both Eastbourne and Brighton have a wide range of service and amenities.

**Schools:** The area has some excellent schools within easy reach including Eastbourne College, Brighton College, Hurst, Roedean, Lancing College, St Bede's at Upper Dicker, Moira House, St Leonards, Mayfield and St Andrew's Prep.

**Recreation:** The south coast provides excellent sailing, the South Downs are renowned for walking and riding, and there are race courses at Plumpton, Brighton, Fontwell, Lingfield and Goodwood. The world famous Glyndesbourne opera house is nearby.



## FOLKINGTON MANOR

Very few country houses can boast a setting comparable to Folkington Manor, which occupies its own hamlet at the foot of the South Downs at the end of an impressively long carriage drive.

The house was acquired in 2010 and the current owners have restored the house to an impeccable standard, and rearranged the internal layout, to provide a spectacular private family home suited to the needs of modern day living.

Folkington Manor was built in 1843 by the architect WJ Donthorne and is Grade II\* listed as befitting a house of such architectural importance. It occupies the site of a much

older manor house belonging to Viscount Monkton in the 1300's which was recorded in the Domesday Book. The Place, as it was formerly called, is a site of some antiquity, having been the seat of the Culpepers during the reign of James I and later of the Dobell family, from whom it was bought in 1950 by William Thomas, together with the adjoining manor of Wootton.

The old house was largely demolished in 1820 and in 1838, the Estate was bought by Thomas Sheppard, the then MP for Frome who set about building a new house for his own use.

In 1875 the property was sold to the Gwynne family, one of whose number was MP for

Eastbourne in 1910 -24 and another made Mayor of Eastbourne in 1928-31, until the Estate was sold in the late 1960's to the Stacy-Marks family and thence to the current owners in 2010.

Approached over a long gravelled drive, lined by mature parkland trees, and guarded by a beautiful entrance lodge, the manor is a masterpiece, distinctly Gothic in style, with squared and knapped flint elevations.

The accommodation is laid out on three floors with the front elevation facing north east over its park and the southern elevation overlooking a beautiful, recently created, private terrace and garden.

The drawing room and dining room are particularly fine reception rooms, as is the modern kitchen which has been opened up to provide an open plan orangery breakfast room with sitting area at one end. There is a new cinema room and extensive cellars.

The grand staircase leads to the first floor where there are four excellent bedroom suites with ensuite bathrooms, and three further good sized bedrooms and a family bathroom on the second floor.

[Click here for a video of Folkington Manor.](#)













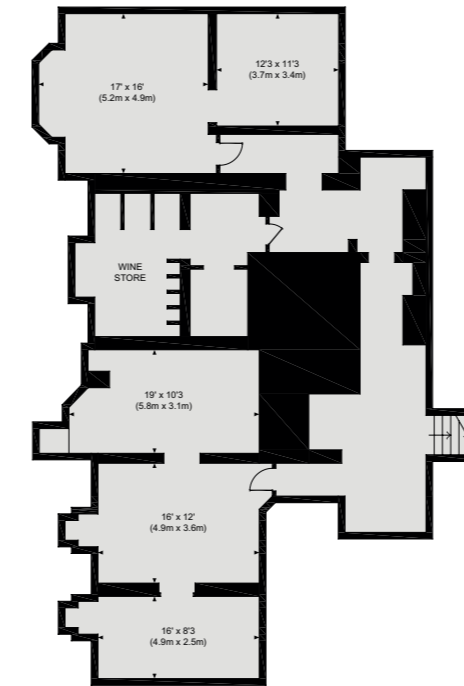
# FOLKINGTON MANOR FLOOR PLAN

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

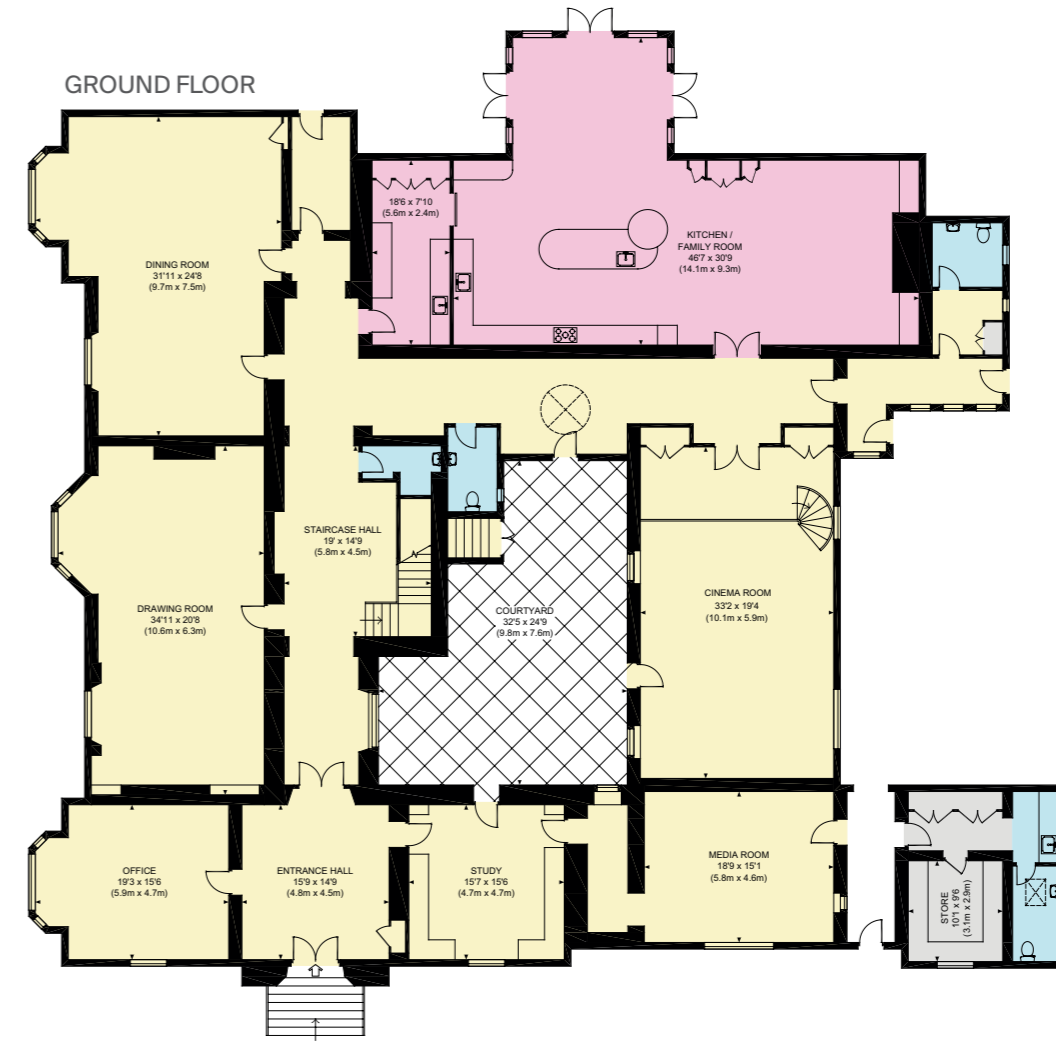
**Approximate Gross Internal Area:**  
 Folkington Manor - 10,588 sq ft / 983.7 sq m  
 For identification purposes only. Not to scale.



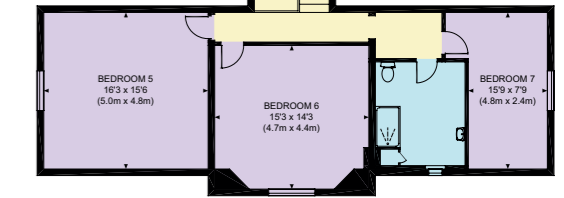
CELLAR



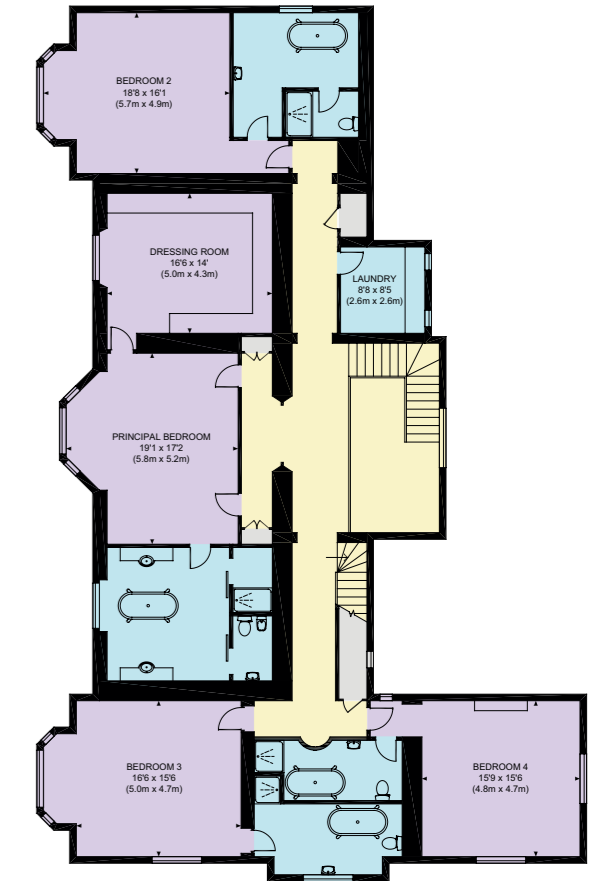
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



## STABLE YARD

Adjacent to the west is a Victorian stable yard and extensive covered garage space. Arranged around a central cobbled yard the stable yard comprises stores, two large stalls, six traditional loose boxes and a tack room, together with the former coach house which could provide additional stabling if required. One room has been converted into a gymnasium.

Off the rear drive is a range of 10 loose boxes and an outdoor manège, a modern farm building and the Biomass building.



# THE FLINT ROOMS

Attached to the south of the house are two substantial galleries known as the Flint Rooms, ideal for private parties or for functions such as weddings and conferences, which have been carried out very successfully at Folkington on a commercial basis in recent years.

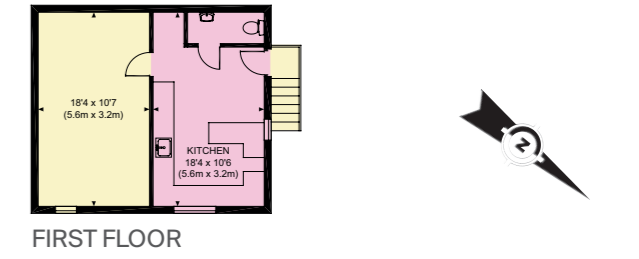
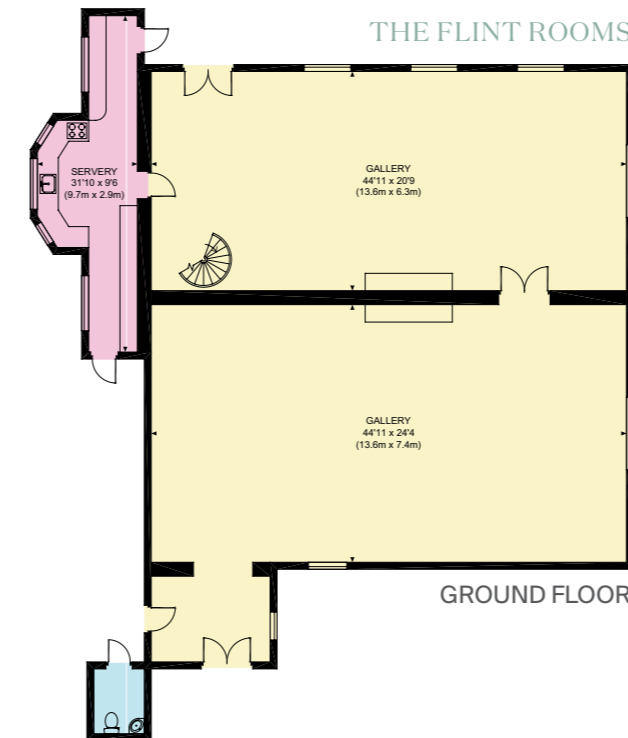
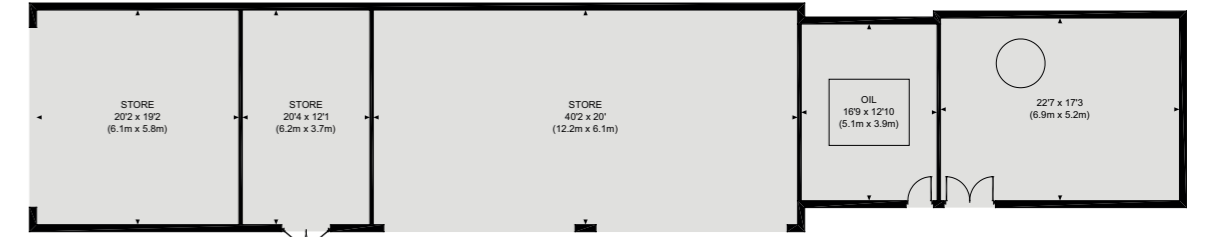


The Flint Rooms

# STABLE YARD & FLINT ROOMS FLOOR PLANS

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

**Approximate Gross Internal Area:**  
 The Flint Rooms & Stable Yard - 11,713 sq ft / 1,088.2 sq m  
*For identification purposes only. Not to scale.*  
*Buildings are not shown in actual location / orientation.*



## STABLE YARD



# COTTAGES AND FLATS

## EAST LODGE

At the entrance is East Lodge, a beautiful listed entrance lodge of flint construction with a 1970's extension comprising sitting room, two bedrooms, bathroom, dining room and kitchen.



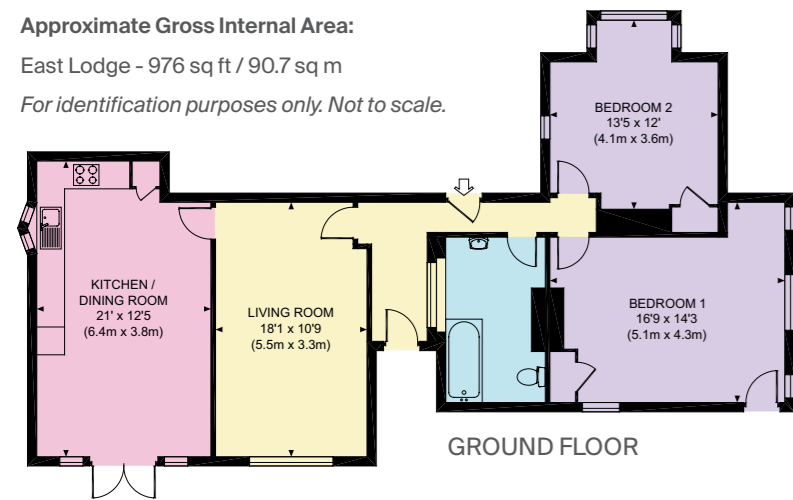
East Lodge

## EAST LODGE

Approximate Gross Internal Area:

East Lodge - 976 sq ft / 90.7 sq m

For identification purposes only. Not to scale.

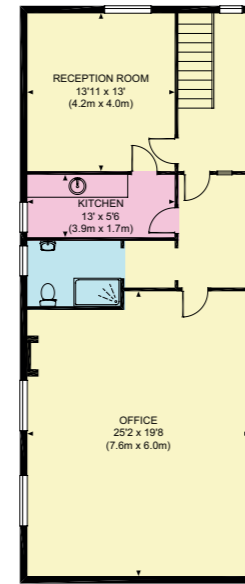


## MANOR COTTAGE, HAYLOFT AND MANAGER'S FLAT

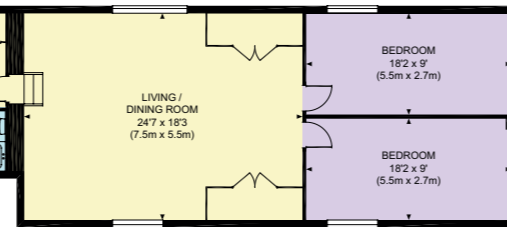
Adjacent to the house is Manor Cottage – three bedrooms, bathroom, kitchen and sitting room.

In the stable yard is Hayloft Flat – two bedrooms, kitchen, bathroom, and Manager's Flat currently arranged as an Estate office with kitchen, living room and meeting room.

## MANAGER'S FLAT



## THE HAYLOFT

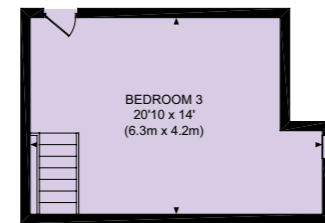


Approximate Gross Internal Area:

Manager's Flat & The Hayloft - 2,071 sq ft / 192.4 sq m

For identification purposes only. Not to scale.

## MANOR COTTAGE



FIRST FLOOR

Approximate Gross Internal Area:

Manor Cottage - 1,001 sq ft / 93 sq m

For identification purposes only. Not to scale.



GROUND FLOOR



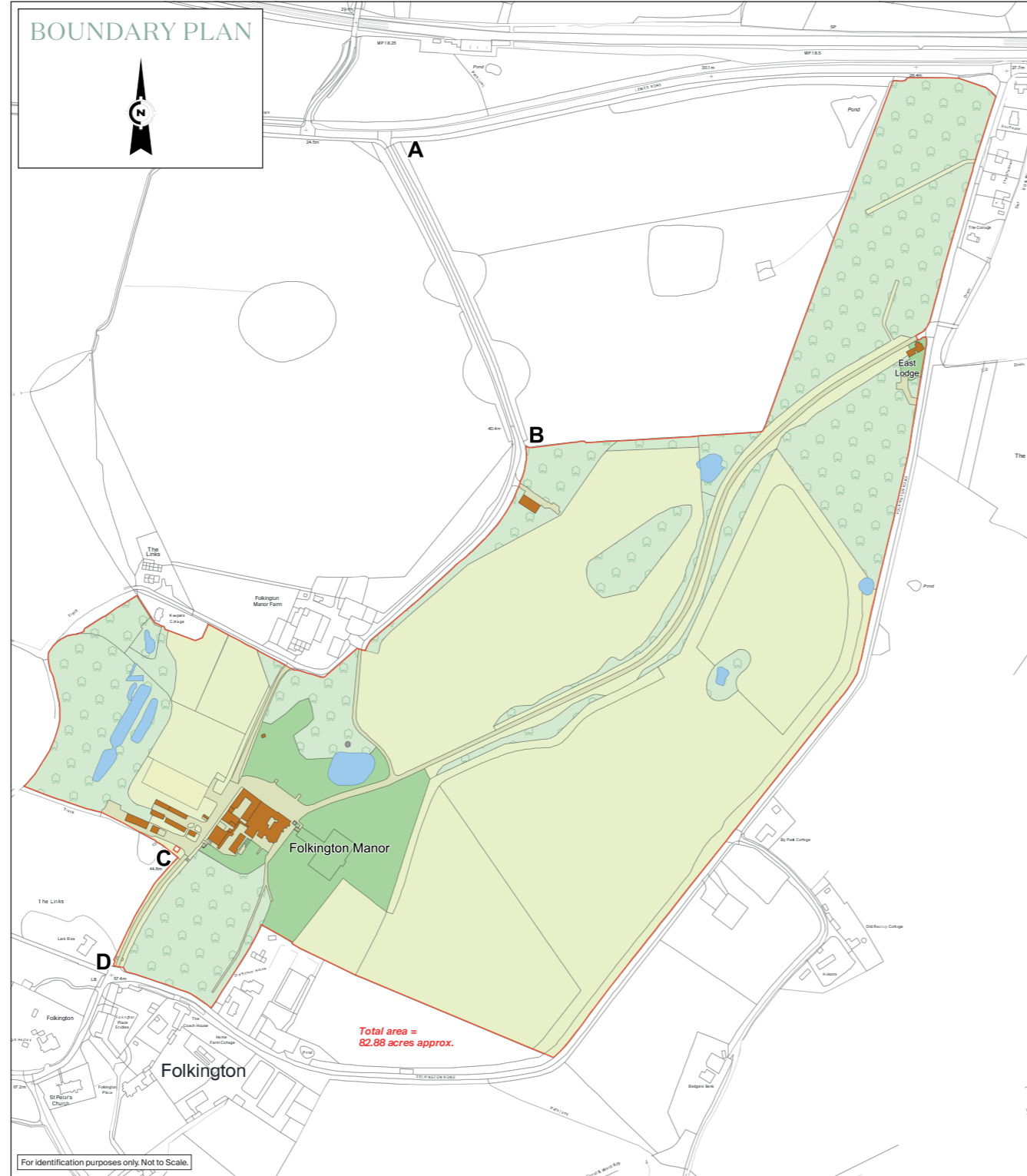
The Hayloft & Manager's Flat

## GARDENS AND GROUNDS

The gardens at Folkington are dominated by the outstanding parkland which provides a mature backdrop to the house. These include many specimen trees including Cedar, Yew and Lime. To the south east a neat parterre is enclosed within a clipped Yew hedge, and

to the south is a sheltered private terraced garden with a path leading to a hidden wooded glade, and beyond to the south drive into the village. Near the stable yard are a number of horse paddocks.





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## GENERAL REMARKS AND STIPULATIONS

### TENURE AND POSSESSION

Freehold with vacant possession on completion subject to the assured shorthold tenancy of the East Lodge and Hayloft Flat.

### SERVICES

Mains electricity and water, private drainage system. Heating to the manor is provided by a new Biomass boiler system. These services have not been checked and no guarantee is given as to their working condition.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Folkington Manor is sold with all such wayleaves, easements and rights of way which may exist. The property has the benefit of a right of way over the farm drive between points A, B and C on the sale plan and is subject to a right of way over the rear drive between points C and D in favour of the neighbours. It should be noted that there is a Highways Agency proposal to purchase a 6 metre strip of land from the estate along the A27 frontage to facilitate a cycle path. More details from the selling agents.

### VIEWINGS

Strictly by confirmed appointment through the selling agent, Knight Frank.

### FIXTURES AND FITTINGS

All fitted carpets and white goods are included in the sale. All other items, whether specifically mentioned or not, including curtains, chandeliers, light fittings, garden statuary, machinery and equipment, are excluded from the freehold guide price. Some items can be available separately.

### DIRECTIONS

Travelling east on the A27 from Lewes towards Eastbourne, continue over Drusilla's roundabout, and pass the small villages of Milton Street and Wilmington. After approximately 2.75 miles (from Drusilla's roundabout) turn right into Folkington Lane, and after about 300 yards the entrance to Folkington Manor will be found on the right.



Viewing is strictly by prior appointment. Please contact:

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