

Little Parrock Farm, Colemans Hatch, Hartfield, East Sussex



Shepherd's Hill, Colemans Hatch, Hartfield

A wonderful unlisted family home and farm, located in one of the most sought after locations near the Ashdown Forest. It sits well within its own land of just under 17 acres and offers flexible accommodation as well as a detached oast house, numerous outbuildings, formal gardens, fields and paddocks.

Forest Row 1.9 miles. Hartfield village 2.7 mile. Cowden station 6.8 miles (London Bridge from 53 minutes). East Grinstead station 5.4 miles (London Bridge from 55 minutes/Victoria from 57 minutes). Tunbridge Wells station 11 miles (London Bridge from 44 minutes). Tonbridge station 14 miles (London Bridge from 32 minutes). Gatwick Airport 14 miles. Brighton 26 miles. London 37 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: G

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







Well-proportioned family accommodation surrounded by beautiful gardens and grounds.



The Property

The overall package offered at Little Parrock Farm is very impressive and provides extremely flexible family accommodation with the benefit of a separate converted oast house. The double fronted main house is unlisted and believed to have Tudor origins. It has been extended over the years and has a Victorian facade with part weather boarded upper elevations under a pitched and tiled roof. Although in need of some updating, the property has well-proportioned reception rooms and many features including exposed beams, fireplaces, some sash windows, some wood panelling and an attractive bay window to the front. The front door opens into a reception hallway with w.c. The drawing room is double aspect with a lovely bay window to the front. The remaining formal reception rooms provide a sitting room, study and dining room with double doors opening onto the rear terrace with views over the gardens and grounds beyond. The kitchen is at the rear and has a range of wall and base units, tiled floor. Two steps lead up to the breakfast/utility room with a door to the rear. On the first floor there are four bedrooms, w.c. and a family bathroom.



Outbuildings and Grounds

At the rear of the main house there is a detached converted oast house which is currently used as an office with a studio in one roundel, drawing room in the second roundel, kitchenette area and cloakroom. The oast house could provide ancillary accommodation subject to obtaining the necessary consents. There are numerous further outbuildings which include a barn with stables, wood store, garden tool sheds and workshop, additional detached timber clad stables (currently used to house the chickens). There is also a substantial timber clad agricultural warehouse (55 ft x 43 ft).

The property is approached over a long gravel driveway leading to the house and parking area. The beautiful gardens surround the property and include formal lawned gardens with mature hedging and an above ground swimming pool. The gardens lead on to various fields and paddocks with fencing and hedging on all sides, most of which have a water supply. In all the property extends to 16.9 acres.







Situation

Little Parrock Farm is located in the picturesque hamlet of Colemans Hatch, which has a parish church and popular local inn, and within the Weald of Sussex Area of Outstanding Natural Beauty. The nearby sought-after village of Hartfield has a lovely sense of community and is well equipped for everyday needs including a store, primary school, nursery school, health centre, church, two public houses and the famous 'Pooh Corner' tea rooms, shop and museum. For more comprehensive facilities, the towns of East Grinstead and Royal Tunbridge Wells offer a wide range of shopping, recreational, educational and cultural amenities as well as railway stations with a regular service to London.

The area is well known for its excellent choice of schools including Brambletye in East Grinstead, Michael Hall Steiner Waldorf at Forest Row, Lingfield College, Worth School at Turners Hill, Cumnor House Sussex and Handcross Park School in Haywards Heath, Tonbridge School and the Schools at Somerhill in Tonbridge, Holmewood House Preparatory School in Langton Green, and Ardingly College. Ashdown Forest, with its many scenic walks and Winnie the Pooh's 'Pooh Sticks Bridge' is on the doorstep. Recreational facilities include golf at the Royal Ashdown, Chartham Park, The East Sussex National and The Nevill. There is also sailing and fishing at Bewl Water, Weirwood Reservoirs and on the south coast.

Directions (TN7 4HP)

From Tunbridge Wells head west on the A264 through Langton Green. On leaving Groombridge, continue straight ahead onto the B2110 to Groombridge. Continue down the hill, with Groombridge Place on the left, and at the mini roundabout, take the second exit to remain on the B2110. Continue on the B2110 for 4 miles and, at the T-junction in Hartfield, turn left onto the B2026. After 0.4 of a mile, proceed straight ahead onto Newtons Hill (B2110) and continue for 2 miles passing through Upper Hartfield and Colemans Hatch. Continue on the B2110 (Shepherd's Hill) round the bend, passing the church on the right, and the entrance driveway to the property will be found after 0.2 of a mile on the right-hand side (immediately after the house with red tile upper elevations and white rendered lower elevations).



Approximate Gross Internal Floor Area

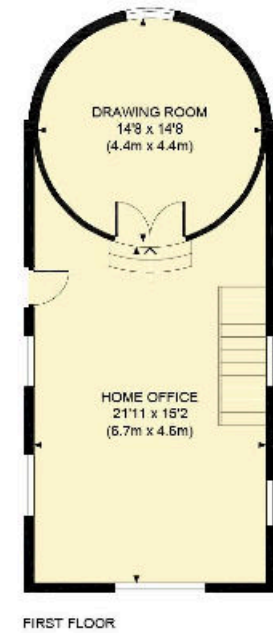
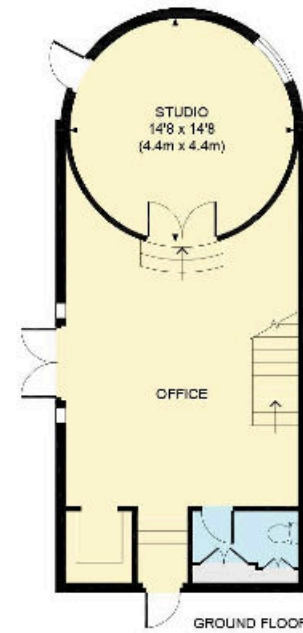
House: 181.9 sq m / 1958 sq ft

Oast House: 98.1 sq m / 1056 sq ft

Outbuildings: 476.9 sq m / 5133 sq ft

TOTAL: 756.9 sq m / 8147 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Knight Frank
Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Simon Biddulph
 01892 515035
simon.biddulph@knightfrank.com



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.

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