

Alehouse Farm,
Bodle Street Green, East Sussex





Alehouse Farm, Bodle Street Green

A wonderful Grade II listed 15th century farmhouse with just over 90 acres of fields and pastureland, currently farmed under organic principles, as well as extensive agricultural buildings with lapsed planning permission to convert. The property offers huge potential with characterful and flexible family accommodation as well as beautiful rural views.

Herstmonceux 2.2 miles. Rushlake Green 3.4 miles.
Heathfield 7.4 miles. South coast 7.8 miles. Battle 9.5 miles
(London Bridge from 76 minutes). A21 (Johns Cross) 9.7 miles.
Stonegate 12 miles (London Bridge about 1 hour). Etchingham
14.3 miles (London Bridge from 65 minutes). Tunbridge Wells
20 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: G

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





The Property

Alehouse Farm is an attractive double fronted Grade II listed 15th century farmhouse, believed to date back to the Tudor period, built of red brick and tile hung upper elevations with later additions. The property offers flexible family accommodation with a wealth of character features including exposed timbers and an inglenook fireplace.

The front door opens into a reception hallway giving access to two of the three principal reception rooms. On the right, the impressive drawing/dining room has exposed beams, windows to the front and an attractive inglenook fireplace with wood burner. A door leads through to the L-shaped kitchen/breakfast room which wraps around the side and rear of the house. The kitchen has a wide range of bespoke oak fitted units with integrated Gaganau and Miele appliances and a Range cooker to one end. A door leads out to a lovely conservatory with wonderful views over the gardens and countryside beyond.

There is a useful ground floor w.c. and a large store room off the kitchen, as well as stairs to the first floor. From the entrance hall, to the left, a doorway leads through to a spacious double fronted sitting room/library with a feature fireplace and fitted bookshelves to one wall. Double doors lead through to a sitting/family room with window to the front, storage cupboards and attractive large windows along one wall with views over the gardens. Off the sitting room there are two bedrooms as well as a shower room, door to the rear and a utility/laundry room with floor to ceiling fitted cupboards to one wall. This part of the house offers the potential to create a good sized self-contained ground floor annexe, ideal for multi-generational living, if required.



On the first floor there are three bedrooms, all overlooking the front, and a family bathroom to the rear. The principal bedroom benefits from an en suite bathroom.



The property offers characterful accommodation overlooking its own gardens and rolling countryside / land.





Gardens and Grounds

The house is approached via a tree-lined driveway leading to the parking area at the front of the house and a double garage with attached workshop. The front garden is laid to lawn and divided into various sections, divided by formal hedging. To the rear of the house there is a paved terrace as well as a vegetable garden. To one end of the terrace a gate leads through to the swimming pool with paved surround, enclosed on all sides by hedge/wall borders, and a further paved terrace.

Land and Outbuildings

The property has been a working, productive farm during the current owners' tenure for the last 35 years. The land totals about 90.3 acres and boasts water to all fields, extensive fencing and hedging. It has been farmed under organic farming principles since 1989 and under Soil Association Certification 1999-2023 (inclusive). The current owners have also restored traditional hedgerows across the entire 90 acres and there is an abundance of wildlife including wild fowl, roe deer and trout in the two streams traversing the property. NB: The property is available with only approximately 50 acres (ie excluding circa 40 acres to the west with access from Chilsham Lane) if a buyer preferred, subject to negotiation. At the rear of the garage, there are numerous attached agricultural buildings comprising a large traditional Sussex barn (believed to date back to the 18th century), stables, wood store, tack room, cattle barn, various store rooms and greenhouse. To one side of the house, with separate vehicular access, there is a further extensive range of agricultural buildings.

Planning

The barns offer huge potential with lapsed planning permission to convert into ancillary accommodation and a link walkway to the main house. Further details are available at: www.wealden.gov.uk/planning quoting reference: WD/2003/0119/JF. Lapsed planning permission also exists for the barns for change of use to as ancillary holiday accommodation. Further details are available at: www.wealden.gov.uk/planning quoting reference: WD/1987/1474/F.





Approximate Gross Internal Floor Area

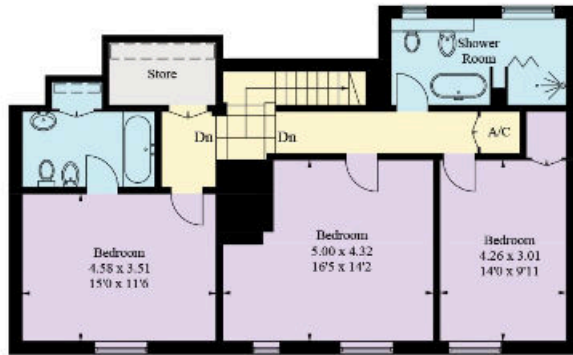
House: 279.1 sq m / 3004 sq ft

Outbuilding: 323.0 sq m / 3477 sq ft (excluding wood store)

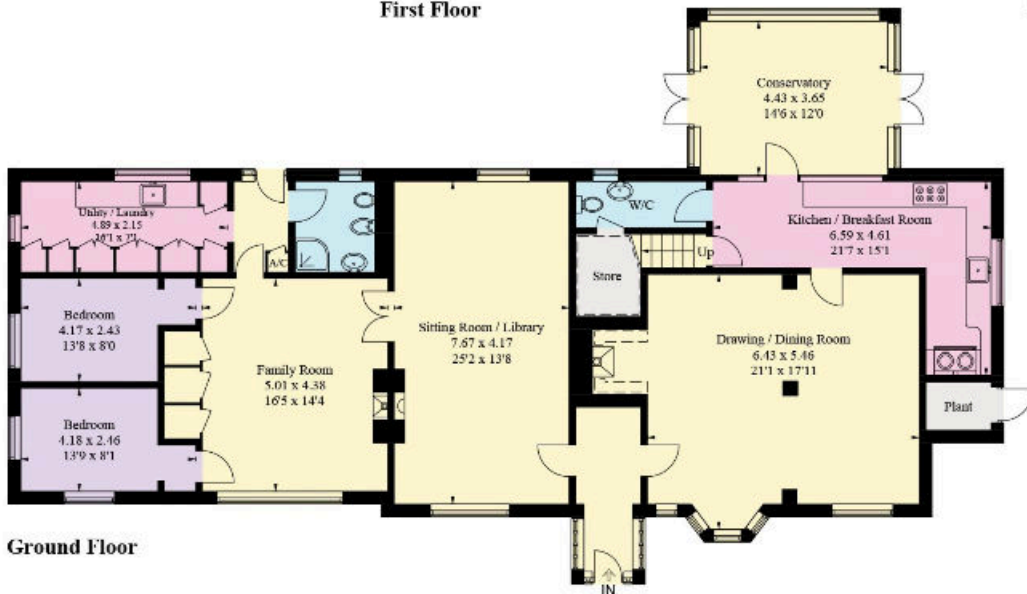
Garage: 29.8 sq m / 321 sq ft

TOTAL: 631.9 sq m / 6802 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor

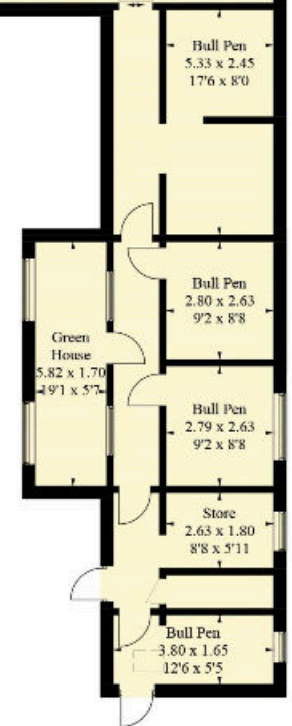


Ground Floor

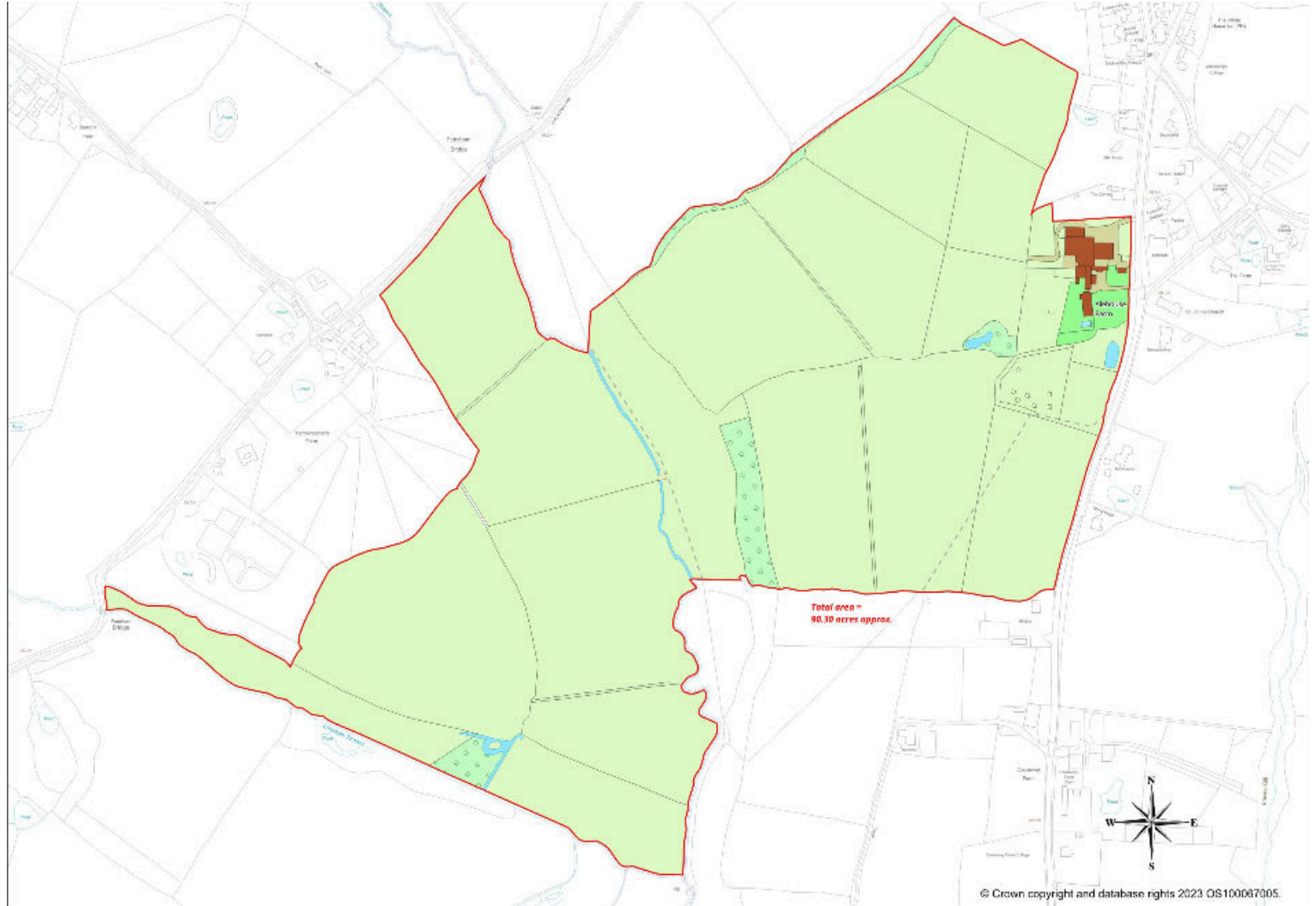


Outbuilding

(Not Shown In Actual Location / Orientation)



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.



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