



Land & Property Experts



**HIGHFIELDS FARM, NEW ROAD, ROTHERFIELD
EAST SUSSEX TN6 3JS**

HIGHFIELDS FARM NEW ROAD ROTHERFIELD EAST SUSSEX TN6 3JS

Rotherfield (village centre)	-	0.4 miles
Mark Cross	-	1.8 miles
Mayfield	-	3.2 miles
Crowborough	-	3.3 miles
Tunbridge Wells	-	8 miles

A residential smallholding with a chalet bungalow and a range of agricultural and equestrian outbuildings.

- Two/Three-bedroom chalet bungalow
- Range of agricultural and equestrian outbuildings
- Pasture fields
- Elevated location with splendid views
- Planning permission for loft conversion
- Within an Area of Outstanding Natural Beauty
- Extending in all to approximately 3.84 acres

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £1,100,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JU
01435 864455

LOCATION

Highfields Farm is located within half a mile of Rotherfield village centre in an elevated position and set back from a residential road that is rarely used as a thoroughfare, due to the fact that it is classified as a 'No Through Road' from the southern end.

The villages of Mark Cross and Mayfield are approximately 1.8 miles to the north-east, and 3.2 miles to the south-east, respectively. The local towns of Crowborough (3.3 miles to the north-west) and Tunbridge Wells (8 miles to the north-east) provide a wider range of shops and amenities.

DESCRIPTION AND HISTORY

Highfields Farm has been within the same family ownership since the early 1950s and was originally one of several agricultural holdings owned by them around the village. At the time of the bungalow being built, Highfields Farm housed the milking parlour and pig rearing units for the farms, together with being the central yard for the family-run livestock haulage business, and many of the original outbuildings still survive today.

The property extends in all to approximately 3.84 acres, and briefly comprises:

THE BUNGALOW

The chalet bungalow is of brick and sandstone elevations beneath a tiled roof and is believed to have been built in the mid-1950s. The accommodation, which benefits from oil-fired central heating, briefly comprises:

Living Room (triple aspect): Exposed wooden floorboards and Oak-framed ceiling panels, inglenook fireplace with exposed sandstone surround. Glazed double doors to outside.

Dining Room (double aspect): Open fireplace with tiled surround and hearth.

Sitting Room/Bedroom 3 (double aspect): Open fireplace with tiled surround and hearth.

Office: Exposed wooden floorboards. Door to outside and covered porch.

Kitchen/Breakfast Room (double aspect): Stainless -Steel sink and drainer with storage units below, walk-in pantry, broom cupboard, fitted storage cupboards, and airing cupboard with immersion tank. Oil-fired AGA. Door to outside and covered porch.

Family Bathroom: Panelled bath and pedestal wash basin.

Cloakroom with W.C.

Inner Hall with stairs to **First Floor**, and a door to an outside seating area and the garden beyond.

FIRST FLOOR

Bedroom 1 (double aspect): Built-in window seats. Door to attic space.

Bedroom 2 (double aspect): Built-in window seat. Door to attic space.

OUTSIDE

THE GARDEN

The garden surrounding the bungalow is a mixture of lawns, interspersed with flower beds and a variety of trees and shrubs, including an impressive example of box topiary in the form of a Peacock, which was transplanted from another property in the early 1960s. There is also a lean-to **Glass House** attached to the southern elevation of the bungalow.

YARD AND AGRICULTURAL OUTBUILDINGS

A concrete **Yard** to the west of the bungalow benefits from a range of adjacent outbuildings.

Indicated by letters A – D on the attached plan, the outbuildings briefly comprise:

Building 'A' Fully enclosed **Machinery Shed** (approximately 60' x 30') of block elevations beneath a corrugated roof, with an attached open-fronted **Hay Barn** (approximately 40' x 30'). Attached to:

Building 'B' Block elevations beneath a corrugated roof (approximately 100' x 32') comprises the former **Piggery** (approximately 90'x40') with eighteen of the original



pigsties, a **Feed Room** (approximately 24' x 11'), and the former **Cutting Room** (approximately 11' x 14').

Building 'C' Open-fronted **Machinery/Hay Barn** (approximately 75' x 25'), with an attached covered lean-to **Storage Area**, and a fully enclosed **Workshop** (approximately 35' x 25'). Attached to:

Building 'D' Block and corrugated sheeting elevations beneath a corrugated roof (approximately 59' x 45' (max)) incorporating the former **Milking Parlour**, **Storage Shed**, **Workshop** with mezzanine floor, and a fully enclosed **Tractor Shed**. Attached to:

Building 'E' Stable Block (approximately 32' x 12'.9") of brick and concrete render elevations beneath a corrugated roof, with three loose boxes and a covered concrete walkway.

THE LAND

The agricultural pasture land at Highfields Farm is divided by the access driveway, with the parcel to the east extending to approximately 2.14 acres, and the parcel to the west approximately 0.84 acres.



TELECOMMUNICATIONS MAST

There is a Telecommunication mast located to the south-west boundary. Further details available from the Agent.

LOCAL AUTHORITY

Wealden District Council.

COUNCIL TAX

Band F

DIRECTIONS

From Rotherfield village stores, head south on the High Street (in the direction of the pharmacy) for approximately 200 yards (180m) and then turn left into New Road. Continue for approximately 1/4 of a mile (400m), whereafter the metal farm gate leading to the farm drive will be found on the right-hand side.

What3Words: stiletto.spires.genetics

SERVICES

Mains electricity (including three-phase), water, and drainage.

TENURE

The property is to be sold freehold with vacant possession, subject to a lease relating to the telecommunications mast.

EPC RATING

Band E

PLANNING

Planning permission was granted in April 2023 (WD/2023/0623/F) for two dormers and a loft conversion. Further details available from the Agent

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.



AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

SPECIAL NOTE

In accordance with the Estate Agents Act 1979, we give notice that one of the Executors of the estate is a director of BTF Partnership.

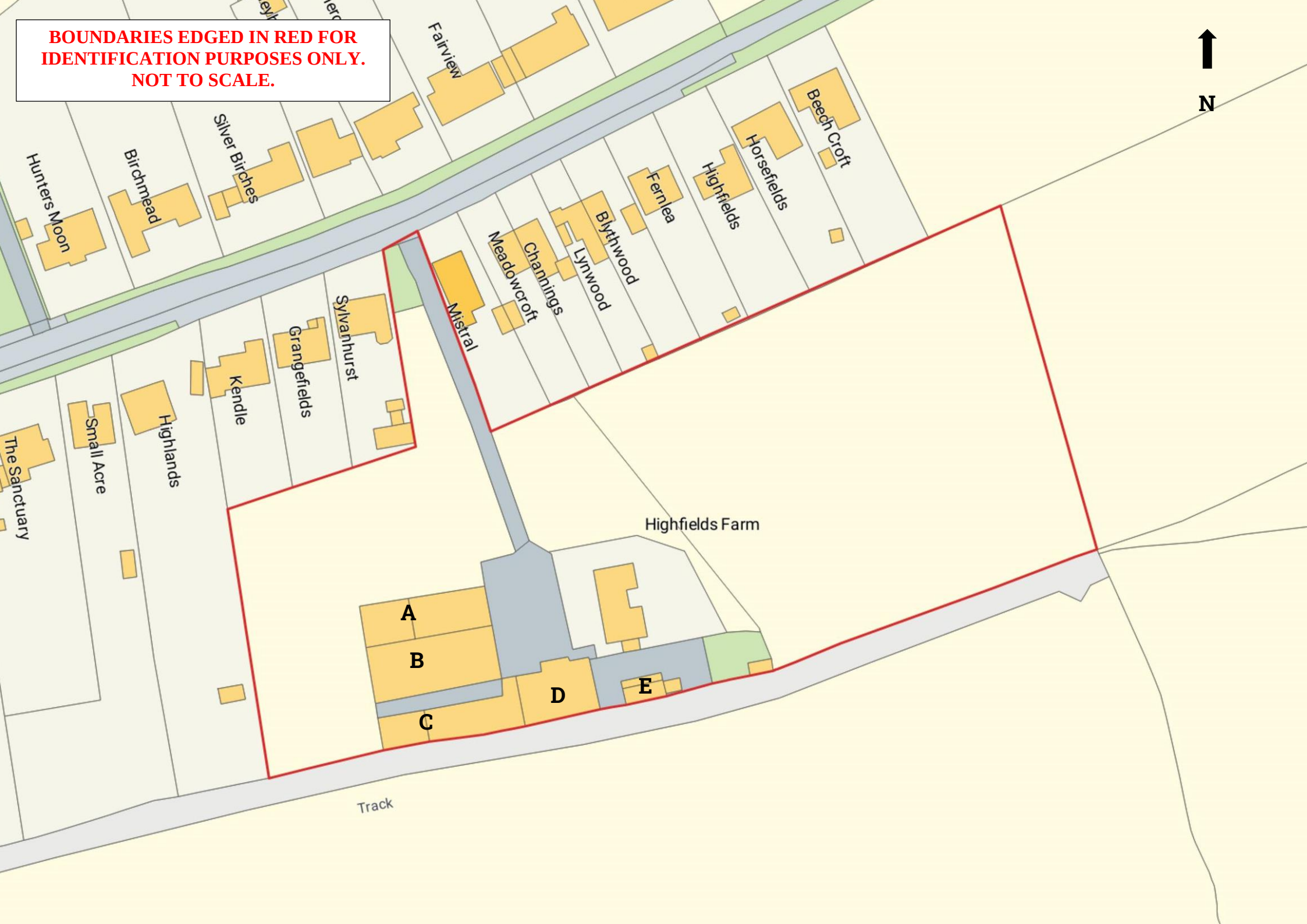
VIEWINGS

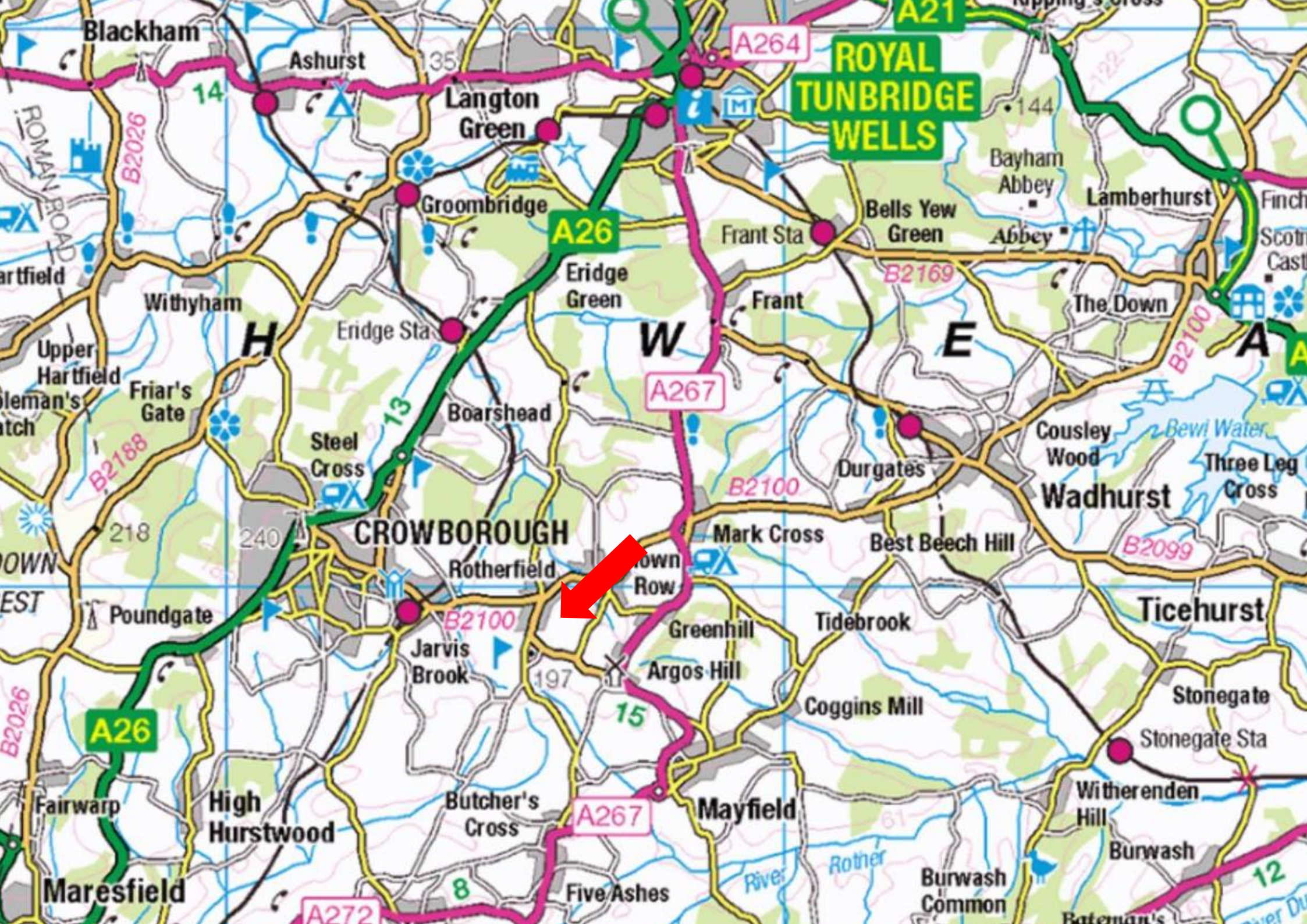
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

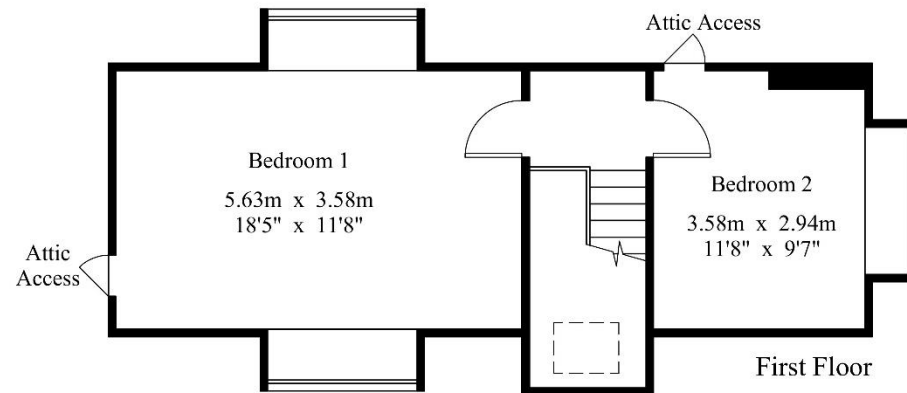
PURCHASER IDENTIFICATION

In accordance with Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

**BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**

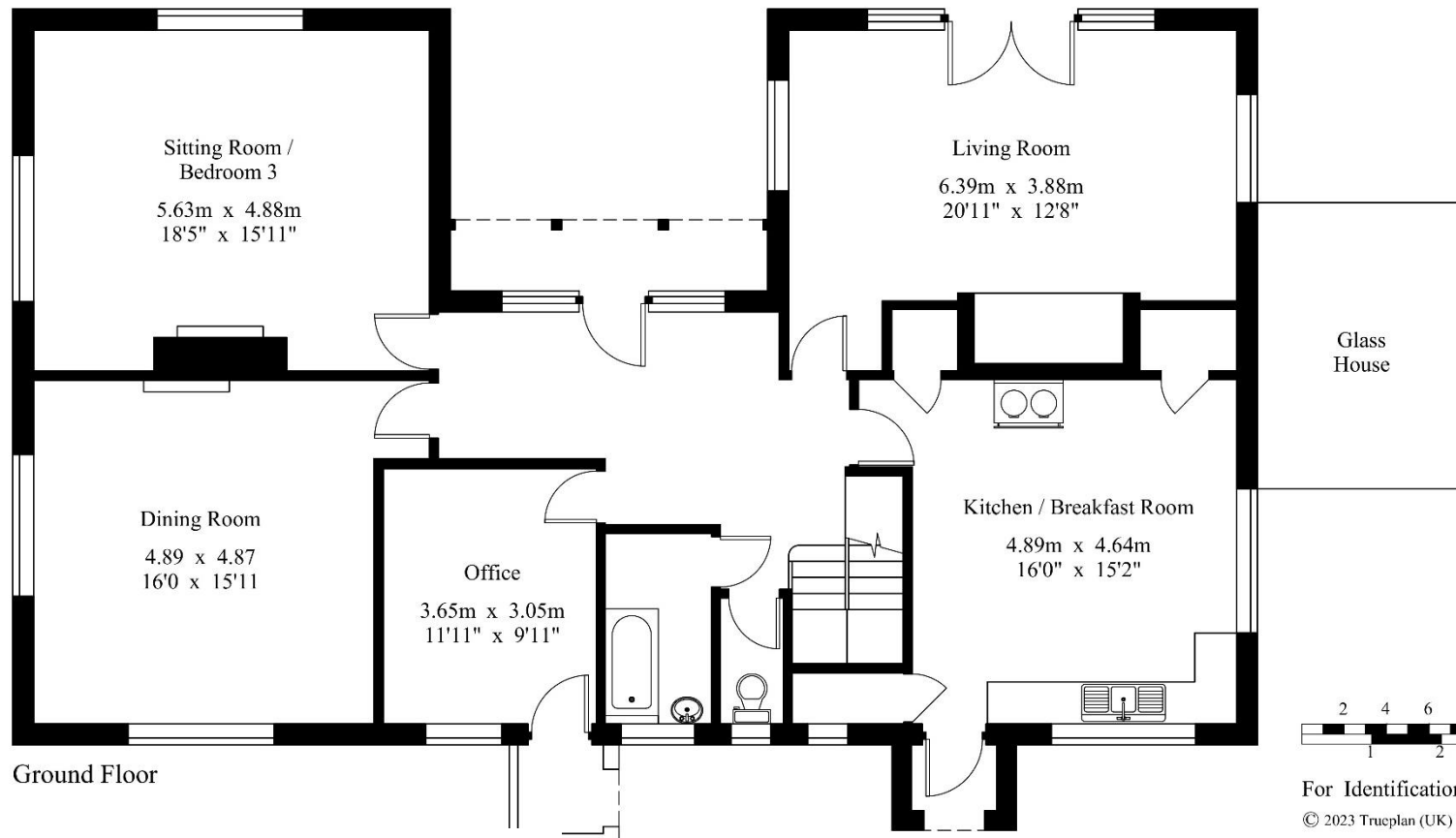






Highfields Farm

Gross Internal Area : 193.1 sq.m (2,078 sq.ft.)



For Identification Purposes Only.

© 2023 Trueplan (UK) Limited (01892) 614 881



Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD