btf

Land & Property Experts

LOT 1, SEAVIEW FARM, VICARAGE LANE
BURWASH COMMON, EAST SUSSEX TN19 7LP

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VICARAGE LANE
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Burwash	-	2.7 miles
Stonegate (MLS)	-	3.4 miles
Heathfield	-	4.3 miles
Tunbridge Wells	-	14 miles

A Detached farmhouse located in a rural and elevated position within the High Weald AONB.

- Six -bedroom farmhouse (approximately 3,912 sq. ft)
- Elevated position providing splendid views
- Set off a 'no-through' lane in a rural location.
- Mainline railway station within 3.5 miles.
- Garage with cellar and first floor storage room
- Extending in all to about 10.84 acres (4.39 ha)
- A further 20.35 acres (as Lots 2 and 3) available by separate negotiation.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £1,500,000

VIEWING: - Strictly by appointment via the sole agents:

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

LOCATION
The property is located in an elevated position set off a 'no-through' country lane on the outskirts of Burwash Common, a hamlet within the High Weald AONB (Area of Outstanding Natural Beauty).
The village of Burwash is approximately 2.7 miles to the north-east, and the market town of Heathfield, approximately 4.3 miles to the south-west.

Regular train services into London are available from Stonegate station (3.3 miles), with direct journey times into London Charing Cross taking approximately 1 hour 10 minutes.

DESCRIPTION
Seaview Farm is a residential and grassland holding comprising a detached six-bedroom farmhouse set within approximately 10.84 acres (4.39 ha).

THE FARMHOUSE
The detached farmhouse is of red brick and tile hung elevations beneath a tiled roof. From its elevated position, the farmhouse provides splendid views over the High Weald.

The accommodation, which is arranged over three floors, benefits from underfloor heating, a considerable number of solid Oak features, stone-tiled floors, and a fire sprinkler system.

GROUND FLOOR
Entrance Hall with staircase to the First Floor.

Sitting Room (double aspect) with open fireplace and glazed doors to outside.

Dining Room (double aspect) with open fireplace and glazed doors to outside.

Kitchen and **Breakfast Room** (double aspect) with granite worktops, inset ceramic sink, matching base and wall-mounted storage units, gas-fired AGA with the benefit of a conventional cooker and hob module.

Utility Room with granite worktops, inset ceramic sink, matching base and wall-mounted storage units, walk-in larder, space and plumbing for washing machine and tumble dryer. Door to outside.

Study with secondary door to Wet Room.

Wet Room with shower, wall-mounted wash basin, and W.C.

FIRST FLOOR
Landing

Master Bedroom with fitted hanging cupboard, **En-Suite Wet Room** with shower, panelled bath, and wall-mounted wash basin.

Bedroom 2 (double aspect) with built-in hanging cupboard.

Bedroom 3 with built-in storage cupboard. **En-suite Wet Room** with shower, wall-mounted wash basin, and W.C.

Bedroom 4 with cupboard housing the tanks for the fire sprinkler system, built-in hanging cupboard, **En-suite Wet Room** with shower, wall-mounted wash basin, and W.C.

Bedroom 5 with built-in Storage cupboard.

Family Wet Room with shower, panelled corner bath, wall-mounted wash basin, and W.C.

SECOND FLOOR
Landing with study area.

Bedroom 6 (double aspect) En-Suite Bathroom with panelled bath, wall-mounted wash basin, and W.C.

THE GARDEN
The entrance drive is flanked by grass lawns and culminates in a parking area to the front of two garage buildings. The garden also benefits from paved seating areas to three elevations of the farmhouse, and further areas of lawn.

GARAGE BUILDING '1'
Fully enclosed detached garage with two sets of 'up and over' doors, underfloor heating (to ground floor only), **Cellar**, and first floor **Storage Room.** An adjoining 'Plant Room' houses the water tanks and associated pumps for the farmhouse.

GARAGE BUILDING '2'
Two open-fronted bays and one fully enclosed **Storage Room/Workshop**.

THE LAND
Classified as Grade 4, the hedge/fence-enclosed agricultural land at Seaview Farm is currently down to pasture.

The land also benefits from a mobile timber-framed stable building (in need of renovation) located to the south-western boundary of the field.

A further 20.35 acres available (Lots 2 and 3) by separate negotiation.

Lots 2 and 3 are hatched blue and yellow respectively on the attached plan. Please see the individual brochures for further information.

LOCAL AUTHORITY
Rother District Council.

COUNCIL TAX
Band G

DIRECTIONS
From our Heathfield Office, head north-east on the A265 towards Burwash. After 4 miles, turn right into Vicarage Road (the first road on the right after the left-hand turning to Stonegate) and then take the first turning on the right into Vicarage Lane. Continue on Vicarage Lane (bearing right at the junction with Westdown Lane) for approximately 0.23 miles, whereafter the driveway for Seaview Farm will be found on the right-hand side.

What3Words: stage.lawfully.scarf

SERVICES
Mains electricity, gas, water, and drainage.

TENURE
The property is to be sold freehold with vacant possession.

EPC RATING
Band C

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.

Public footpaths cross the property. Further information available from the selling agent.

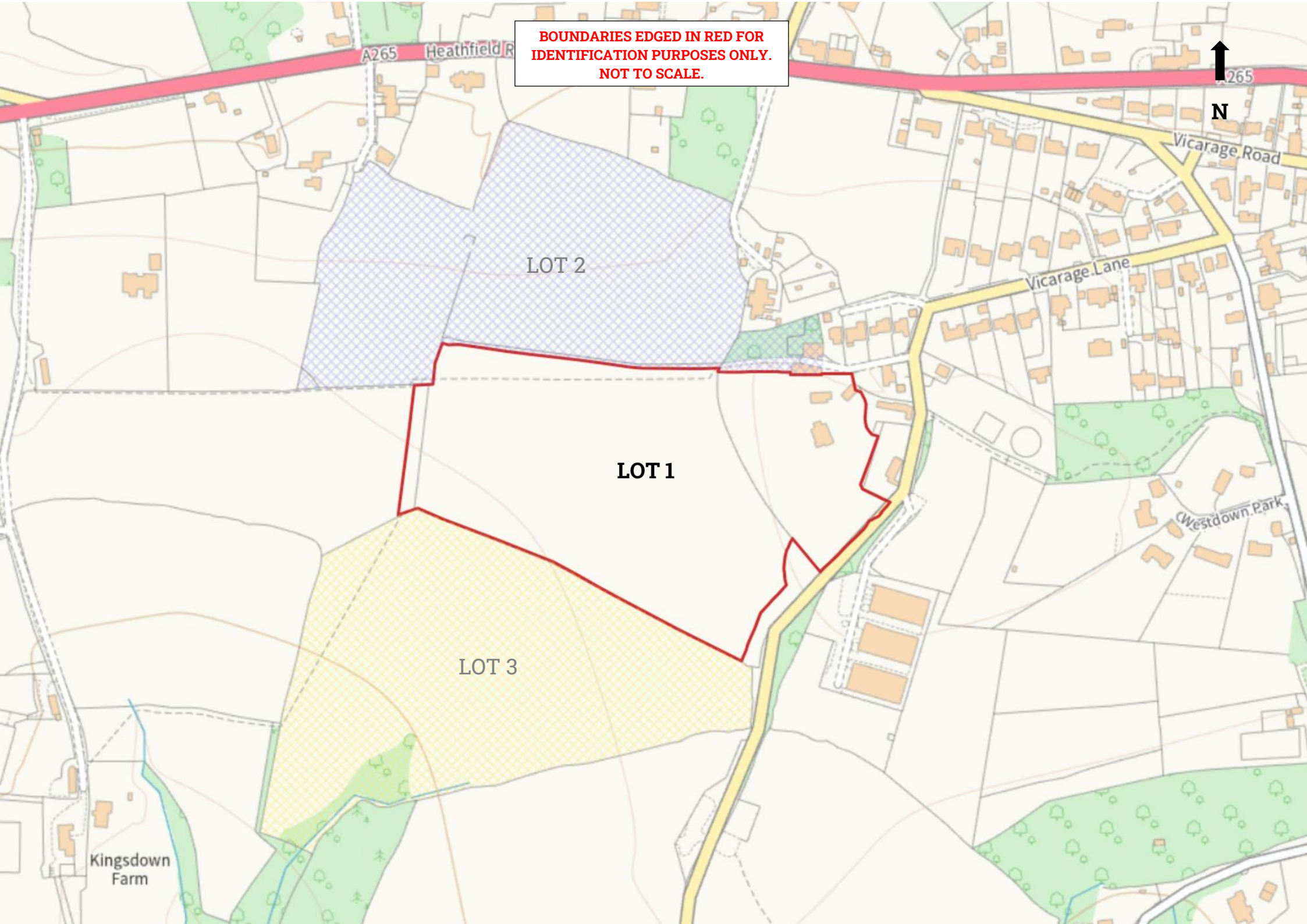
PLANS AND BOUNDARIES
The attached plans are for identification purposes only and purchasers must satisfy themselves regarding the location of all external and internal boundaries and measurements prior to offering

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.

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.
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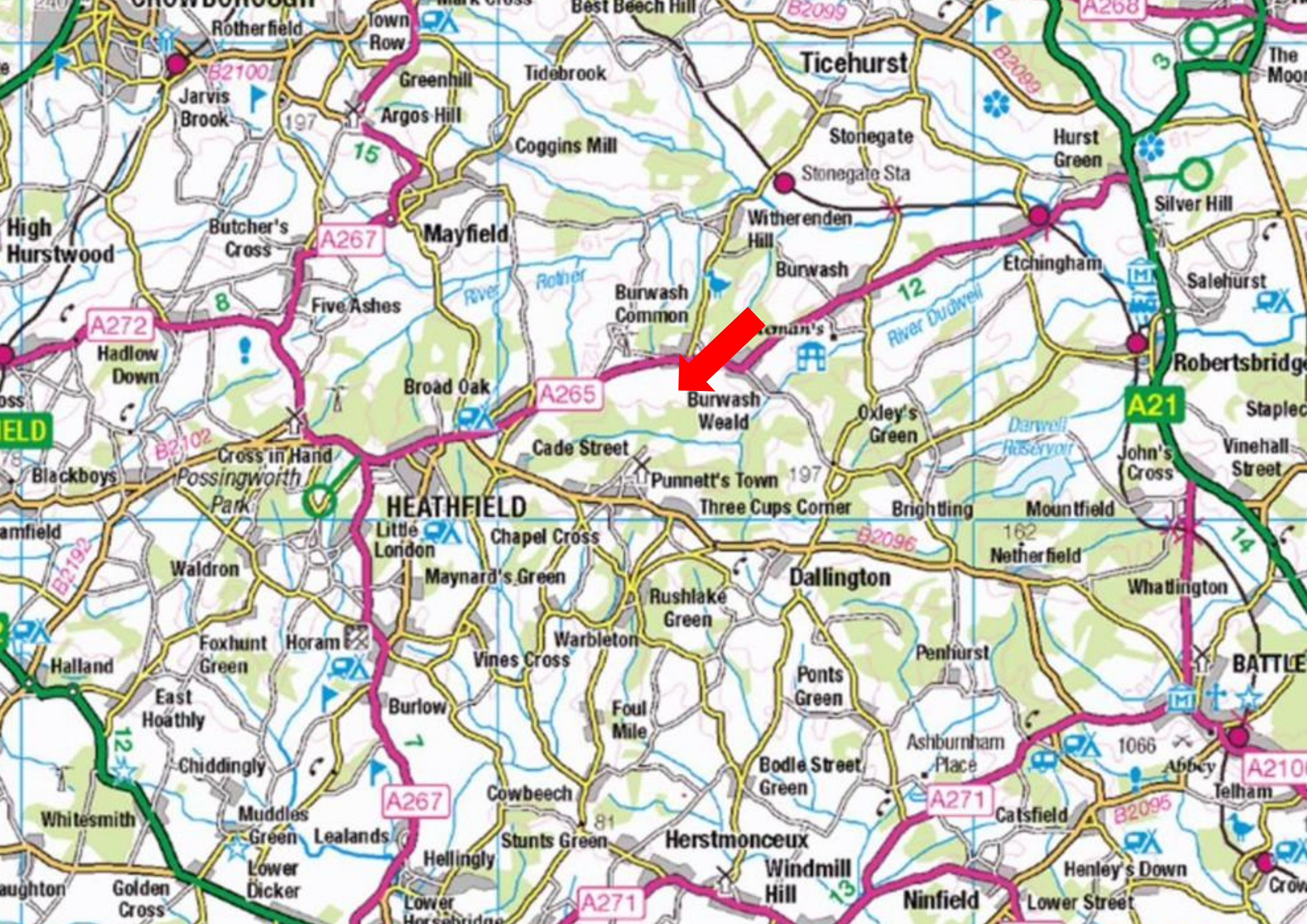
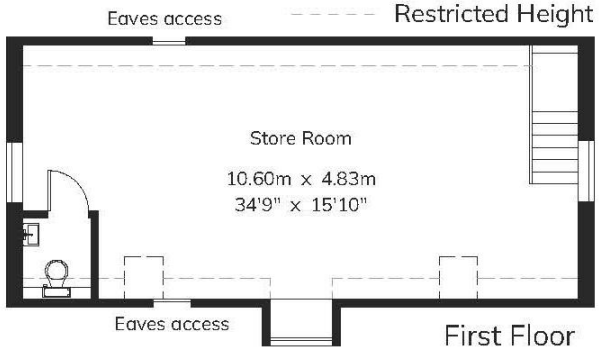
A265
Heathfield R
A265
Vicarage Road
Vicarage Lane
Westdown Park
LOT 2
LOT 1
LOT 3
Kingsdown Farm


Rotherfield
Town Row
Best Beech Hill
B2099
A268
Ticehurst
The Moor
B2100
Jarvis Brook
Greenhill
Tidebrook
Argos Hill
Coggins Mill
Stonegate
Stonegate Sta
Hurst Green
Silver Hill
High Hurstwood
Butcher's Cross
A267
Mayfield
Witherenden Hill
Burwash
Etchingham
Salehurst
Five Ashes
River Rother
Burwash Common
River Dudwell
A272
Hadlow Down
Robertsbridge
Broad Oak
A265
Burwash Weald
Oxley's Green
A21
Darwell Reservoir
John's Cross
Vinehall Street
Cross in Hand
Cade Street
Blackboys
Possingworth Park
Punnett's Town
HEATHFIELD
Three Cups Corner
Brightling
Mountfield
Little London
Chapel Cross
B2096
Netherfield
Waldron
Maynard's Green
Dallington
Whatlington
Rushlake Green
Foxhunt Green
Horam
Warbleton
Vines Cross
Penhurst
BATTLE
Halland
East Hoathly
Burlow
Foul Mile
Ponts Green
Chiddingly
Ashburnham Place
Abbey
Telham
Bodle Street Green
A267
Cowbeech
A271
Whitesmith
Muddles Green
Lealands
Stunts Green
Herstmonceux
Catsfield
B2095
Hellingly
Lower Dicker
Windmill Hill
Henley's Down
Golden Cross
Ninfield
Lower Street
Lower Horsebridge

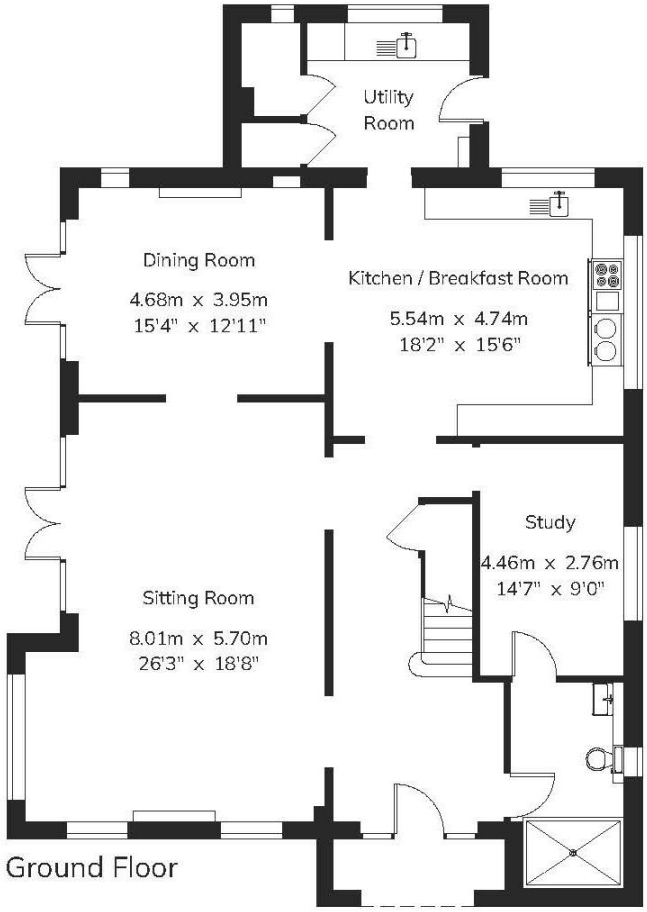
Ground Floor



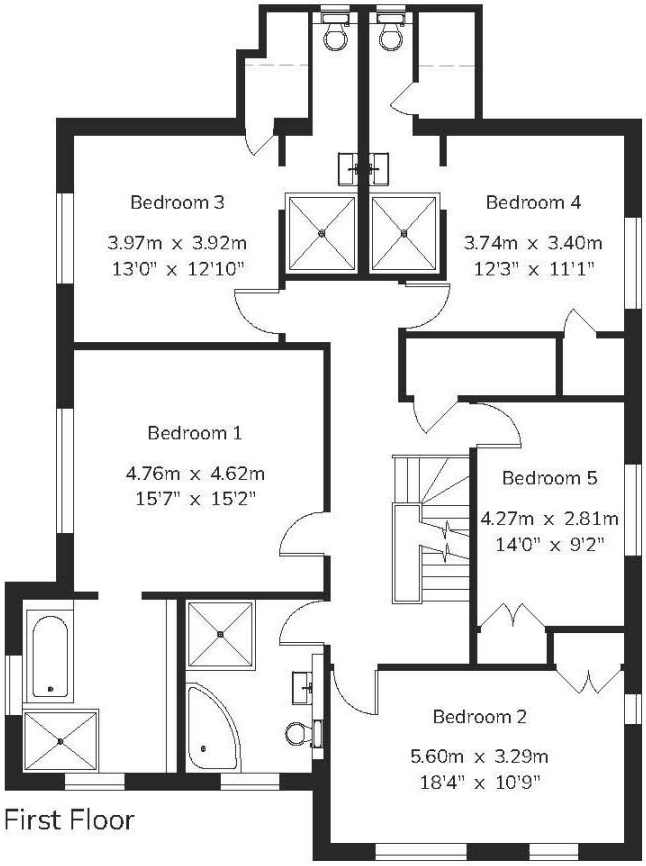
First Floor

Seaview Farm

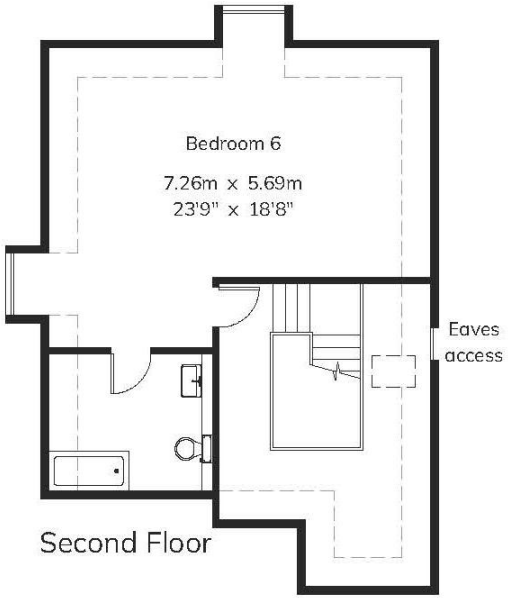
House - Gross Internal Area : 363.5 sq.m (3,912 sq.ft.)
Garage - Gross Internal Area : 135.0 sq.m (1,453 sq.ft.)



Ground Floor



First Floor



Second Floor

2 4 6 8 10 12 14 Feet
1 2 3 4 Metres

For Identification Purposes Only.

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www.btfpartnership.co.uk

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