EQUUS

Country & Equestrian







MILL FARM HOUSE





MILL FARM HOUSE, Chalvington Road, Hailsham, East Sussex BN27 3ST

NEW PRICE - REDUCED - Detached family home extending to 2735sqft set in 4.38 acres (*TBV) of gardens & pasture with well organised equestrian facilities/outbuildings, 40m x 20m post & railed riding arena, courtyard of 6 brick stables also offering potential to convert into further annexe accommodation or as holiday lets (subject to permissions).

The property occupies a picturesque, rural location surrounded by open rolling countryside with extensive riding opportunities on the nearby South Downs National Park, in convenient horse box distance.

A long well maintained drive, shared with one other property, leads to the front of the house to a large hard standing and yard area suitable for parking several vehicles and a horse box. The drive in turn leads to a large garage with pitched roof & electric roller door. The traditional brick stable complex also includes a tack room, workshop & boiler room and set to the rear is a 40m x 20m post & railed riding arena plus two large level paddocks with fenced and hedge boundaries. For those with competitive equestrian interests Golden Cross Equestrian Centre is 200 metres from the property.
The very spacious, well presented 4 bedroom accommodation at the property features several stand out rooms. Sitting room of 660sqft with walk in inglenook fireplace, Dining room providing 414 sqft of entertaining space and Principal bedroom extending to 300sqft with en-suite bathroom, built in wardrobes and private balcony with stunning views.
The whole offers a desirable combination of rural living yet with easy access to charming nearby villages for local amenities and convenient access to the towns of Lewes and Hailsham for more comprehensive shopping/facilities and road and rail transport links to further afield.



ACCOMMODATION-refer to the floor plans
From the parking area to the property - GROUND FLOOR - entrance HALL leads to a new fitted KITCHEN with central Island, base and high level fitted units and seamless worktop.
BREAKFAST ROOM with feature fireplace and wood burning stove connecting to a separate UTILITY ROOM and useful downstairs SHOWER ROOM.
Main RECEPTION ROOM of approx. 660sqft with 'walk in Inglenook' fireplace currently with a woodturning stove, character timber beams. Direct access to the rear gardens.
DINING ROOM providing over 414 sqft of entertaining space.
FIRST FLOOR - Four well proportioned BEDROOMS include a principal suite of 300sqft with private balcony and EN-SUITE BATHROOM with walk in SHOWER plus built in wardrobes.
The additional BEDROOMS are served by a family BATHROOM.

EQUESTRIAN FACILIES & OUTBUILDING
To the front elevation, a large hardstanding provides OFF-ROAD PARKING FOR SEVERAL VEHICLES, leading to a LARGE GARAGE with pitched roof and electric roller door.
Adjoining this is an impressive courtyard of SIX BRICK STABLES, TACK ROOM, WORKSHOP & BOILER ROOM.
There are SOLAR PANELS located discreetly on the far elevation of the stables.
A 40m x 20m (Jim Boyce Arenas) post and railed RIDING ARENA lies beyond to the rear elevation.
The level pastureland is divided into 2 paddocks with fenced and hedged boundaries.
Garden STORE / BARN - to the rear there is a timber covered store large enough for firewood and garden implements.

GARDENS, LAND & GROUNDS
The grounds are thoughtfully arranged. From the rear of the house, a large patio seating area steps directly out onto well manicured lawns with mature tree and shrub borders, providing wonderful space for outdoor entertaining. These lawns flow naturally toward the riding arena and surrounding gardens, enhancing the home's sense of space and privacy.
The whole site is 4.39 acres (*TBV) of which there are two large well maintained fields with post and rail, mature hedging and a small waterfowl pond.
The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION
TENURE: Freehold
PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick / NUMBER & TYPE OF ROOM/S: 4 beds, 3 receptions / 3 bath and or shower room / plus UTILITY see attached floor plans.
PARKING: Multiple off road and in car park / FLOOD RISK: No
LOCAL AUTHORITY: Wealden / TAX BAND: G
EPC RATING: E 53/75 0831-3053-1208-4045-4204 / Full ratings & advisories/estimated costs are now online at the .gov web site: https://find-energy-certificate.digital.communities.gov.uk/

SERVICES
HEATING: Oil central heating / SEWAGE: Private water treatment septic tank WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains / 16 SOLAR PANELS on the roof of the stables (not visable) serving the hot water supply and returning excess power to the National Grid which can equate to approx. £1500 per annum.

LOCATION & AREA AWARENESS
Set up a well maintained private drive (shared with one other residence), in a quiet location, surrounded by open rolling countryside and picturesque villages.
The property enjoys convenient access to Hailsham and Lewes for everyday amenities, with excellent transport links further afield.
Well served by highly regarded schools in both state and private sectors.
The surrounding area offers extensive riding opportunities on the South Downs National Park (in convenient horse box distance) as well as miles of country walks to enjoy..

HELPFUL WEBSITE LINKS
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful











information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
https://checker.ofcom.org.uk/en-gb/mobile-coverage
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk
DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.
3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. 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.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

Guide price £1,195,000

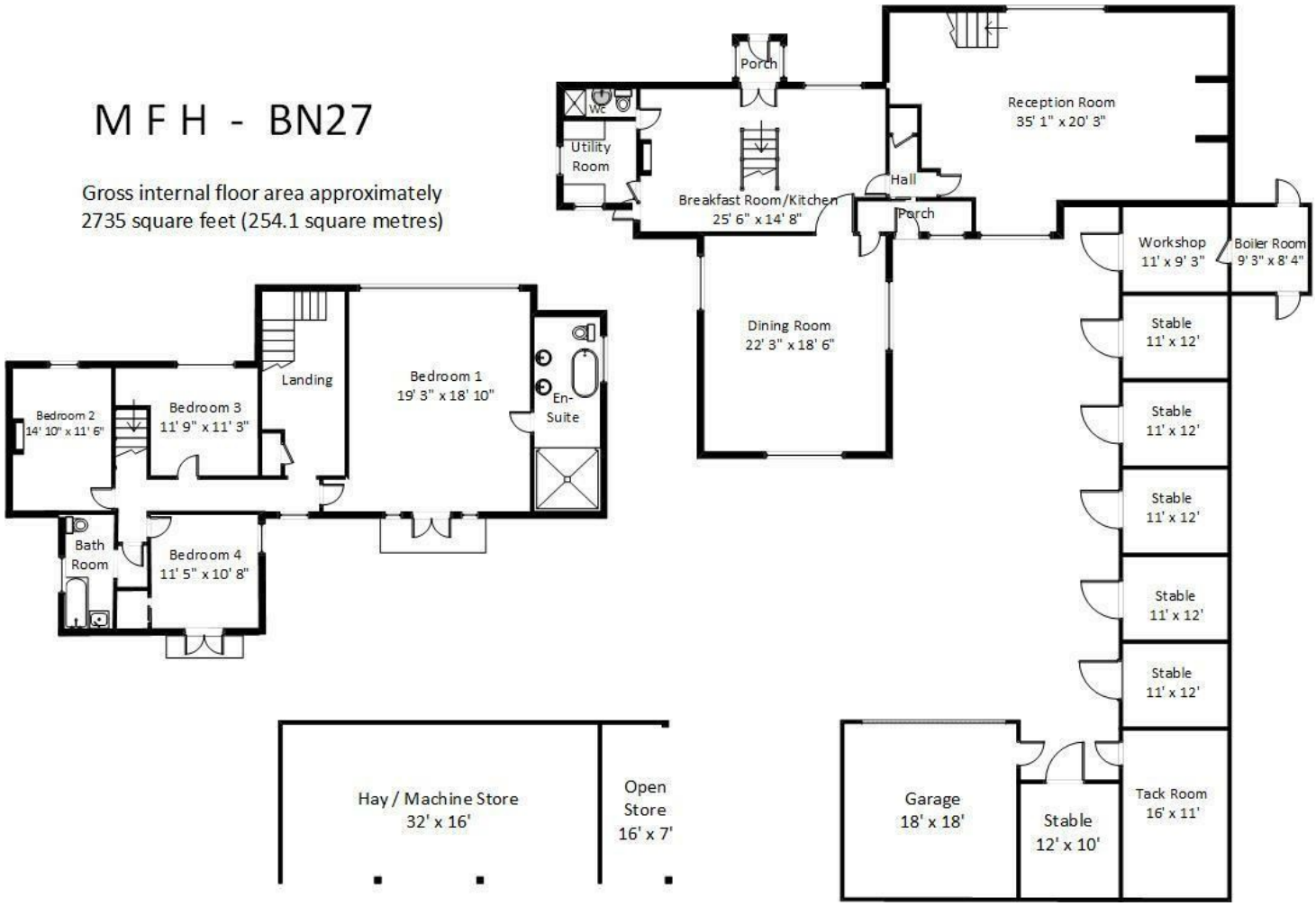






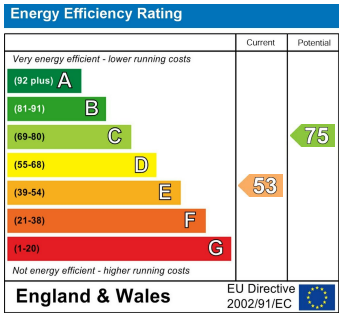
M F H - BN27

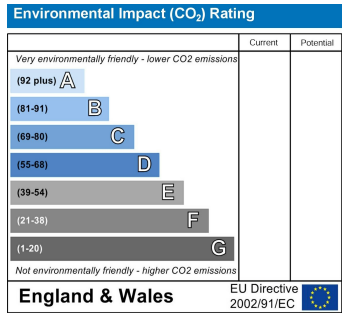
Gross internal floor area approximately
2735 square feet (254.1 square metres)











PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property o r its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained.We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE








NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE

rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

A member of
OnTheMarket

PrimeLocation.com

UKLANDandFARMS.co.uk

