



# 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.eip

### 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 FACILITIES & 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 ROOMS: 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 visible) 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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://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

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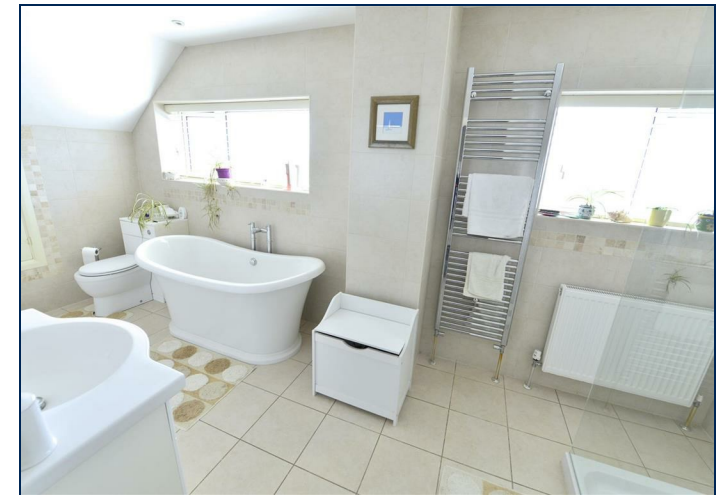
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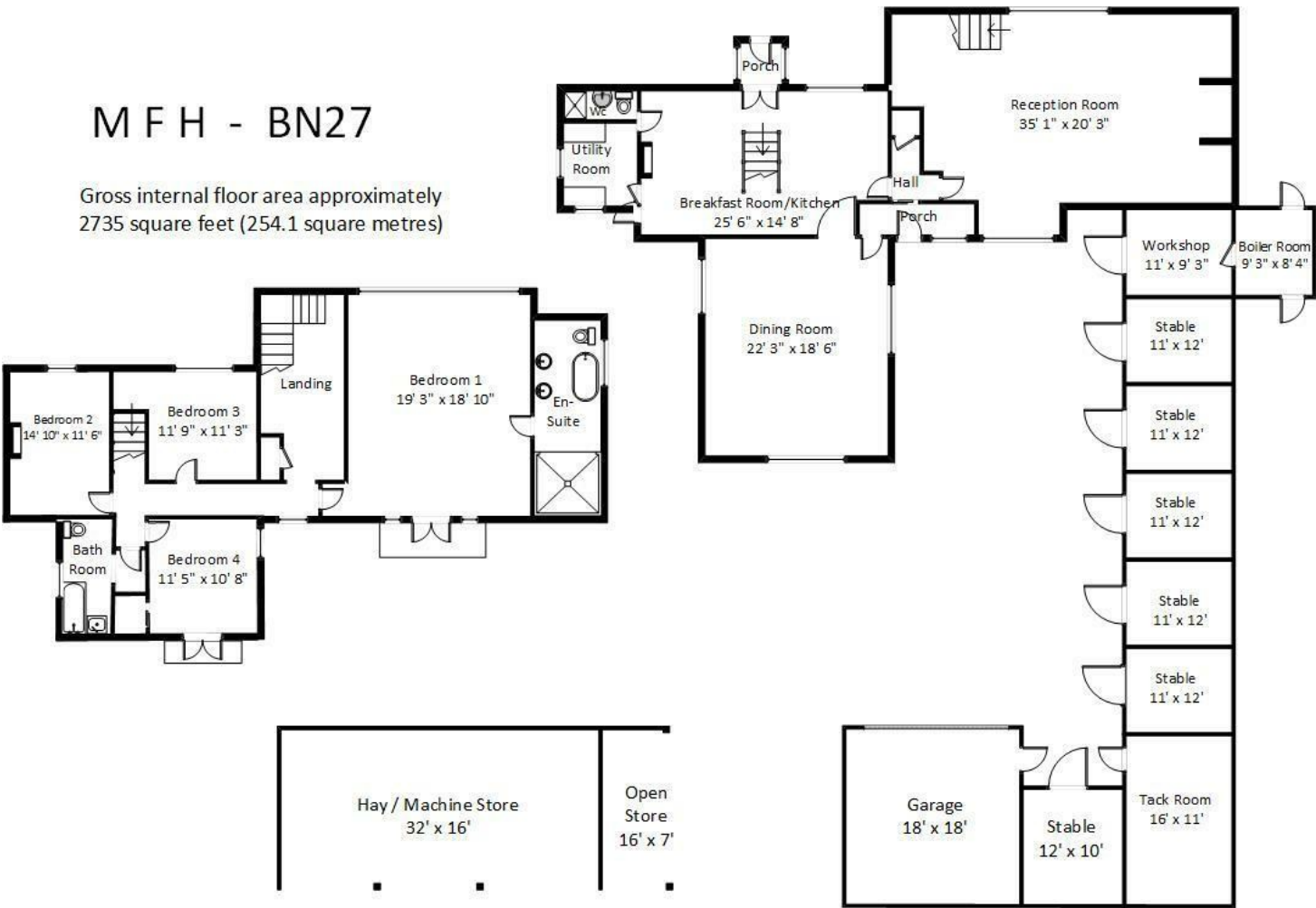
6. VAT: If applicable, the VAT position relating to the property may change without notice.

**Guide price £1,195,000**



# M F H - BN27

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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