

SAMUEL & SON



COURT HOREHAM

Hammer Lane, Cowbeech, East Sussex, BN27

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A wonderful, small country estate in East Sussex comprising a fine Grade II* Listed house in a rural location, together with a detached annexe cottage, excellent Sussex Barn/party room, garaging for 7 cars, other outbuildings, swimming pool, tennis court, beautiful gardens, woodland and fields.

Accommodation – Lot 1

Entrance Hall • Drawing Room • Dining Room • Study
Sun Room • Kitchen/Breakfast Room • Cloakroom
Cellar • Principal Bedroom and Bathroom • 5 Further Bedrooms
Dressing Room • 2 Bathrooms • 27 Acres of Pasture

17th Century timber-framed barn with gallery
Further barn with office space • Double garage
• Outbuildings • Hard Tennis Court

Lot 2

- Woodland of about 20.10 acres • Arable farmland of 45.24 acres
- Pasture of 24.66 acres • All in about 90 acres

Available as a whole or in 2 lots

IN ALL ABOUT 117 ACRES

Freehold

Description

Court Horeham is a fine Grade II* Listed house as being of special architectural and historic interest dating from the 17th Century or earlier. The main house is of timber framed construction with red brick and grey headers, plaster infill and a hipped mellow-tiled roof. Internally there are wonderful exposed oak beams and timbers, leaded light windows and oak mullions. To the east elevation there are attractive wrought iron scroll brackets.

During the Cromwellian period, the property is thought to have been a Court house with the court room being the present drawing room with a door directly down to the cellars which were used as a cell.

The main features of the property include:

On the ground floor, an L-shaped entrance hall leads into the principle reception rooms which include a very good-size drawing room with impressive inglenook fireplace and the dining room with steps down to the sunroom. The kitchen is also accessed from the hallway, equipped with an extensive range of fitted wall and floor units together with a two door Aga, separate electric double oven and hob. A door from the kitchen gives access to stairs which lead up to the internal 'annexe' and a further door to outside. A cloakroom also gives direct access to the cellar. There is a study off the drawing room & an internal hallway off the entrance hall provides the stairway access to the first floor.



On the first floor there are three bedrooms and two bathrooms – one of which is en suite. On the top floor is the main bedroom – a large room with vaulted ceiling and an en suite bathroom. The internal ‘annexe’ is accessed via a stairway from the rear hall off the kitchen and comprises a landing, two bedrooms and a bathroom.

Annexe Cottage

This comprises a detached, single storey annexe cottage in need of improvement, the elevations being weatherboarded beneath a tiled roof, and comprises living room/kitchen; inner hall; two bedrooms, one with en suite cloakroom; bathroom. In addition, there is an integral double garage with electrically operated up and over door.

The Sussex Barn/Party Room

This comprises a fine, detached, timber-framed barn which has been converted into a wonderful party/billiard room 33'7 x 17'7 with a staircase to a mezzanine floor 17'7 x 12'9. Attached to the barn is a single storey outbuilding, currently used as a freezer room 14' x 37'6 and large log store 20'8 x 14'.

Outbuildings

Timber and tile garage block surmounted by a clock tower and providing open-fronted garaging for four cars, and a workshop. Single garage 16'2 x 8'2. Large, former chicken house 108'2 x 37'6 with concrete floor.

The Garden and Grounds

These form a beautiful and established setting to Court Horeham, with a gravel drive approach and ample turning/parking space between the main house and outbuildings. The gardens have been designed to provide a number of secluded areas with differing degrees of formality. To the south of the house is a paved terrace with climbing roses and wisteria, and areas of lawn.

A particular feature is the heated swimming pool which is adjacent to the annexe cottage – set in a secluded area enclosed by hedging but open to the

sunshine. There is a large paved terrace covered by an electrically operated awning, an ideal entertaining area for the summer.

Timber summer house and timber pool house for the filter plant, etc.

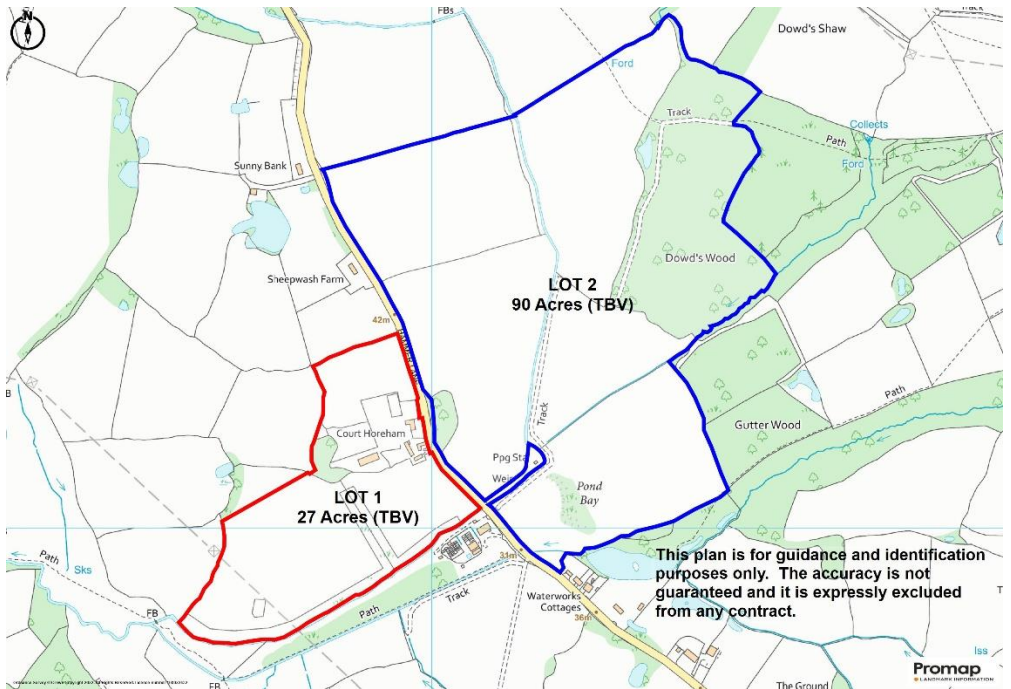
There are further sections of the lawn, two inter-linking ponds and a small island; a wonderful selection of mature trees including weeping willow, sycamore and oak, specimen shrubs and an abundance of spring flowers.

Beyond is a fence-enclosed hard tennis court, vegetable garden, green house 20' x 10', revolving summer house, brick Well house, brick and tile boiler house with oil fired central heating boiler. In addition, there are three excellent paddocks, one of which has gated access onto the lane. In all about 27 acres.

Lot 2

The farmland is a beautiful block of land with enclosures subdivided by mature hedges, tree screen, and water courses. Situated across the lane from Court Horeham it comprises a varied mix of arable/ploughable land of 45.24 acres, lowland grassland of 24.66 acres and deciduous woodland with a pond, further copses and a waterway extending to about 20.10 acres. All in about 90 acres

A footpath crosses the north-eastern corner of the farmland.





Amenities

Local: Court Horeham is set down a country lane about 0.8 of a mile from the village of Cowbeech. Rushlake Green with its classic village green, village shop/post office and the Horse and Groom public house is about 3.4 miles. Towns: Heathfield (5miles) Hailsham (4.5 miles), Battle (12 miles), Tunbridge Wells (18 miles), Lewes (16 miles)

Transport: Etchingham, Battle & Stonegate stations (all about 13 miles) on the London Bridge/Charing Cross Line; Polegate station (9 miles) on the London Victoria line.

Schools: Primary schools at Herstmonceux and Dallington; Hailsham Community College; Skippers Hill Manor Prep School at Mayfield; Vinehall at Robertsbridge; Bede's at Upper Dicker, Battle Abbey school in Battle.

Leisure: Bewl Water for sailing, fishing, walking and riding; Bateman's, Scotney Castle (National Trust); golf at Wellshurst Golf and Country Club at Hellingly and the East Sussex National at Uckfield; the coast, sailing, walking, cinema and theatres at Eastbourne.

Directions

From Cowbeech, pass the Merrie Harriers public house on the right and shortly after, turn right into Hammer Lane. Continue for 0.8 of a mile and the entrance drive to Court Horeham will be found on the left.

Services

Mains water, electricity with private drainage and oil-fired central heating.

Local Authority

Wealden District Council: 01323 443322

EPC: Exempt

Council Tax: H

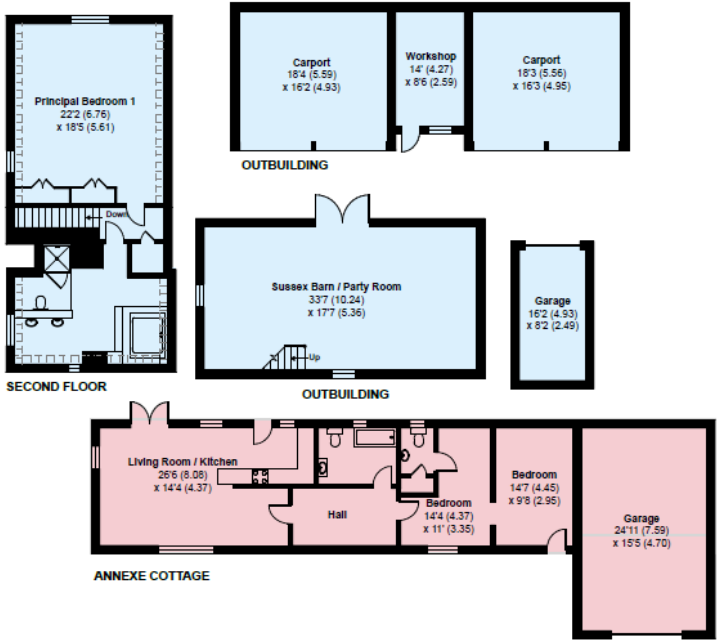
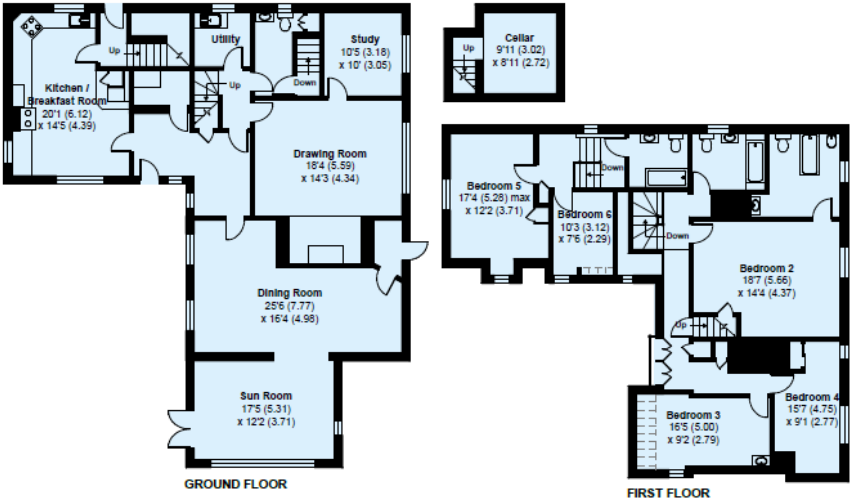
Viewings: Strictly by appointment only



Denotes restricted head height

Approximate Area = 3185 sq ft / 359.2 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Annexe Cottage = 1253 sq ft / 1116.4 sq m
Outbuildings = 1467 sq ft / 136.2 sq m (includes garage)
Total = 6011 sq ft / 558.4 sq m

For identification only - Not to scale





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