



# EQUUS

*Country & Equestrian*



STOCKLANDS FARMHOUSE



# STOCKLANDS FARMHOUSE, Ellenwhorne Lane, Robertsbridge, East Sussex TN32 5RT



**NEW PRICE - Reduced -**Equestrian property extending to 33.8 acres (\*TBV) of mainly pastureland with substantial complex of 38 loose boxes and outbuildings extending to 22,967sqft including an INDOOR RIDING ARENA 40m x 21m and with a DETACHED 5 bedroom farmhouse plus staff day room. Other equestrian facilities include: Horse walker, equine solarium, woodland area with riding tracks, and extensive paddocks for year round grazing. There is also ample space to add an outdoor riding arena (subject to permissions).

For those not keen to run an equestrian set up at the location there may be other opportunities for residential development of the site or for holiday accommodation due to the quiet rural location in which the property is situated and proximity to the Sussex coastline.

N.B. For a breakdown of the extensive outbuildings at the property please refer to the floorplans. The Farmhouse is set in generous gardens accessed off the main driveway to the equestrian centre, and includes internal character features such as exposed beams, wooden floors and doors and 2 inglenook fireplaces, plus recently installed air source heat pump, solar panels and double glazed windows.

Accommodation -Ground Floor- Two reception halls, Cloakroom, Sitting room, Formal dining room, Study, Kitchen / breakfast room, Utility room, Cellar. Galleried landing to first floor with Five double bedrooms arranged on the first and second floors - Ensuite bathroom to bedroom one, Family shower room. Staff accommodation which is adjoining one of the barns serves as a staff property and has a lounge / kitchen.eip

## LOCATION AND AREA AWARENESS

The property is situated along a country lane with the popular rural village of Staplecross around 1.9 miles with The Cross public house, village store/post office and primary school, village hall, bowls club and two plant nurseries. Robertsbridge is some 7 miles. For more comprehensive amenities, Battle (about 5.8 miles), Hawkhurst (some 7.7 miles), Rye (about 9.2 miles) and Tunbridge Wells (some 19 miles) Transport: Battle and Robertsbridge mainline stations (London Bridge/Charing Cross) are about 6.5 and 7 miles respectively. The A21 at Johns Cross is about 4.7 miles with access to the M25 and onward motorway network. Schooling in the area is very good: Staplecross Primary School, Claverham Community College and Battle Abbey School at Battle. Robertsbridge Community College and Vinehall Preparatory School at Robertsbridge; Clarendon on the outskirts of Hastings and Senior School at Bodiam; St Ronan's at Hawkhurst. For Leisure amenities Staplecross has an active community, with bowling green, playing fields and village hall, local woodland walks in Brede High Woods. Bodiam Castle and Bateman's, (National Trust), golf at Sedlescombe, Hawkhurst and Rye . The eclectic Cinque Port Town of and harbour of Rye, also with nature reserve, is around 9.2 miles. For healthcare the nearest hospital is the Conquest at Hastings.

## FARMHOUSE ACCOMMODATION

**GROUND FLOOR - FRONT RECEPTION HALL:** with door to cellar and, further doors leading to a sitting room and kitchen / breakfast room plus staircase leading up to the first-floor accommodation.

**SITTING ROOM:** Exposed wooden flooring, beamed ceiling,inglenook fireplace with wood burner, door to the dining room.

**DINING ROOM:** Double Aspect, Beamed ceiling, tiled floor, doorway to side reception hall and further door

leading to an adjoining study.

**STUDY:** Double Aspect, beamed ceiling and beams to walls

**SIDE RECEPTION HALL:** Approached from the side garden and from the kitchen / breakfast room and dining room, beamed ceiling, tiled floor Corner located wood burner, door to cloakroom.

**CLOAKROOM:** Comprising of W/C, a wash basin with vanity units, tiled floor and walls

**KITCHEN** Range of cottage style cupboard and base units with worksurfaces over, inset butlers sink, space for dishwasher, space for cooking range with brick inglenook surround,, beamed ceiling, tiled surrounds, tiled floor, door to utility room

**BREAKFAST ROOM** Adjoining area, beamed ceiling,and part beamed/part brick walls, bay window with aspect over the front garden.

**UTILITY ROOM / PLANT ROOM:** Comprising of spaces for dryer and washing machine, beamed ceiling and new air source heat system.

## FIRST FLOOR

Stairs from the front reception hall lead to a first floor landing and Galleried area with beams to walls and further staircase leading to the second floor.

**DOUBLE BEDROOM ONE WITH ENSUITE BATHROOM**

**DOUBLE BEDROOM TWO / DOUBLE BEDROOM THREE**

**FAMILY SHOWER ROOM:**

**SECOND FLOOR STAIRCASE WHICH SPLITS INTO TWO AND LEADS TO: DOUBLE BEDROOM**

**FOUR / DOUBLE BEDROOM FIVE:** with vaulted beamed ceiling.

**OUTSIDE:** The property has mature gardens surrounding the house with sun terrace backing onto the dining room and adjacent paddocks offering an attractive rural outlook.

**DRIVEWAY:** There is private gated access from the driveway with turning circle leading to the front of the farmhouse with parking for a number of vehicles and pace to build a detached garage (subject to planning).

## STABLING & OUTBUILDINGS COMPLEX

**INDOOR RIDING ARENA -** all weather surface 40m x 21m

Large detached **HAY BARN** of 2,817 square feet

Further detached **BARN** with staff bungalow, office, two loose boxes and storeroom (staff bungalow comprises of a kitchen / living room / diner and double bedroom) the whole measuring 3,483 square feet

Detached outbuilding with stable complex of 24 loose boxes the whole measuring 3,321 square feet

Detached outbuilding with stable complex of 9 Loose boxes the whole measuring 1,716 square feet

Old water tower building on two floors (Possible for conversion into a holiday letting - unit subject to planning)

Detached office building measuring 192 square feet

Outbuilding with store, tack room, feed room and W/C the whole measuring 1,295 square feet

## MATERIAL INFORMATION & SERVICES

**TENURE:** Freehold

**PROPERTY TYPE:** Detached / **PROPERTY CONSTRUCTION:** Brick

**NUMBER & TYPE OF ROOM/S:** 5 beds plu 3 recs 2 baths and or shower - see attached floor plans.

**PARKING:** Multiple off road with private drive

**LOCAL AUTHORITY:** Rother / **TAX BAND:**



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EPC RATING: G 53/73 Certificate number 2837-2322-5309-0689-3226.  
 Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>  
 BROADBAND: Apparently on lane Ultrafast 1600Mb  
 SERVICES: HEATING: Air source heat pump / SEWAGE: Cess pit / WATER SUPPLY: Mains /  
 ELECTRICITY SUPPLY: Mains

**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>

**LAND & GROUNDS**

The whole site is on one title and extends to just over 33.8 acres (TBV) ESX287150 (Freehold). 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.

AGENTS NOTE: Public footpath. There is a public footpath which runs along the top fields, out to a neighbouring farm returning to the woods behind the indoor arena and then over the field to the left of the property.

**DISCLAIMERS**

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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.

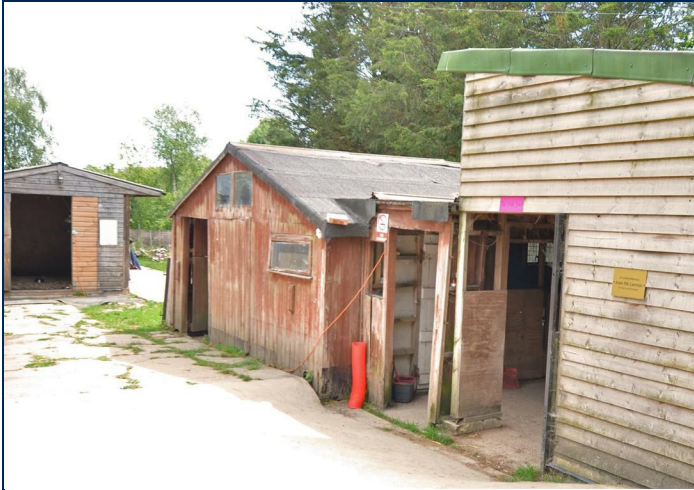
6. VAT: If applicable, the VAT position relating to the property may change without notice.

**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](mailto:sales@equusproperty.co.uk)  
 W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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**Guide price £1,400,000**

Approximate Area = 236.0 sq m / 2540 sq ft  
 Including Limited Use Area (30.6 sq m / 329 sq ft)  
 For identification only. Not to scale.

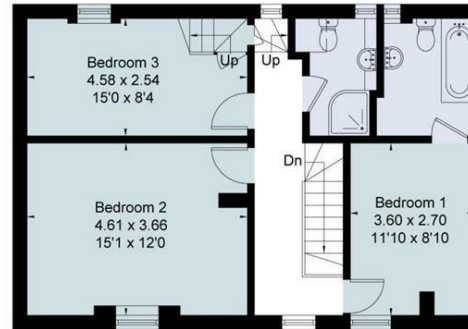


Lower Ground Floor

Ground Floor



Second Floor



First Floor

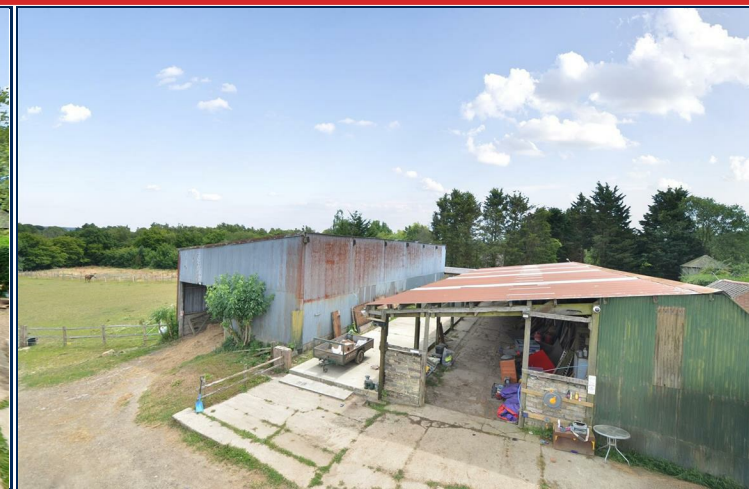


| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (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 | <b>73</b> | <b>53</b> |

| 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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