



Huntswood

St. Helena Lane, Streat, Hassocks, East Sussex, BN6 8SD

Batcheller
Monkhouse

Our Corner of England

HUNTSWOOD

A unique opportunity to acquire this period family property set within glorious gardens and paddocks totalling approximately 18 acres with many facilities, including stabling, steel barns and riding school set within a private rural location.

Ground Floor

- Entrance Hall
- Lounge
- Kitchen/Diner
- Second Reception Room
- Utility Room

First Floor

- Main Bedroom with Balcony

- Two Further Bedrooms
- Family Bathroom

Lower Ground Floor

- Large Cellar Split into Several Rooms

Outside

- Private Driveway
- Large Parking Area

- Gardens
- Stable Yard with 14 Stables
- Tack Room
- Sand Ménage and Round Pen
- Large Implement Barn
- Large Steel Barn with 10 Internal Stables and Tack Room
- Fenced Paddocks in Total Approximately 18 Acres



DESCRIPTION

A unique opportunity to acquire this three-bedroom detached period property with enormous scope to extend and update if required. The property sits in gardens and paddocks totalling approximately 18 acres with wonderful equestrian facilities.

There is permission to replace the dwelling with a repositioned five-bedroom, six-bathroom property under planning reference LW/24/0068.

The main features of the property include:

- **Entrance Porch** with views over the front garden that leads to a spacious and light **Entrance Hall** with a parquet floor, stairs to the first floor.
- There are steps down from the entrance hall to a **Utility Room** with a WC, fitted cupboards, work surface with stainless steel sink, and space and plumbing for a washing machine and a dryer, as well as a door out to the rear.
- Off of the entrance hall to the front of the house is the **Lounge** which has a light double-aspect with a bay window to the front and open fireplace with stone surround.
- Leading from this to the rear is a **Second Reception Room** with large windows to the side and a wooden floor.
- To the rear of the property is a spacious **Kitchen/Diner** that features a range of wall and base units, a work surface with stainless steel sink, wall mounted double oven as well as a floor standing oven with five-ring electric hob. There is space and plumbing for a fridge freezer, a stable door to the rear and a side door to a decking area overlooking the rear garden.
- Stairs from the hallway lead up to the first floor.

First Floor

- The **Main Bedroom** is to the front which has a bay window and a door leading to a south-facing balcony overlooking the grounds. There is a range of fitted cupboards with a parquet floor.
- **Bedroom Three** is to the side.
- **Bedroom Two Room** is to the rear with a range of fitted cupboards.
- The **Family Bathroom** has a panel bath, an overhead shower, washbasin, WC, heated towel rail and a wooden floor.
- Accessed externally to the rear of the property is a spacious cellar which includes workshop and storerooms.







OUTSIDE

A long private driveway passes two fenced paddocks and leads to a large parking area to the rear of the house. There is also parking at the front of the property, and formal gardens to the front and the side with large areas of lawn and a brick pergola/sun terrace for outside entertaining. The driveway continues to a large newly installed area of floodlit hard standing with parking for lorries if required. There is a large steel-framed implement barn and a very large newly installed steel framed, wooden clad agricultural barn with 10 internal stables that have sealed rubber mats and automatic drinkers, and a tack room. There is a stable yard now in need of repair with 14 stables, tack room and hay store. Beyond is recently resurfaced 20 x 40m fenced sand ménage and a round pen. Beyond are numerous fenced paddocks all accessed via a central track and with water. The entire property perimeter and internal paddocks are fenced with top of the range horse netting, and the two fields coming up the drive are post and rail and have stock fencing. To the rear of the land is a beautiful lake.

Agents Note: A footpath passes through the rear of the property close to the northern boundary.

Agents Note: Mobile field shelters are not included in the sale and will be taken by the vendor.

AMENITIES

Local: Ditchling (4 miles) has a range of local shops, pubs and a café.

Towns: Hassocks (5 miles), Burgess Hill (4 miles), Brighton (10 miles), Lewes (6.5 miles).

Transport: Hassocks Station (5 miles) and Burgess Hill Station (4 miles) both with services to London in approximately 70 minutes. Gatwick Airport (27 miles).

Schools: Plumpton Primary School www.plumpton.e-sussex.sch.uk Chailey Seconday School www.chaileyschool.org, Ditchling Primary School www.ditchlingprimary.co.uk Hassocks Infant School www.hassocks.w-sussex.sch.uk

Burgess Hill Girls www.burgesshillgirls.com Hurst College www.hppc.co.uk

Leisure: Artelium Wine Estate <https://www.artelium.com>, Mid Sussex Golf Club www.midsussexgolfclub.co.uk, South Downs National Park www.southdowns.gov.uk, racing at Plumpton www.plumptonracecourse.co.uk show jumping and dressage at Hickstead www.hickstead.co.uk, Golden Cross Equestrian Centre <https://goldencrossec.com>, Hascombe Farm Equestrian Centre <https://hascombe-equestrian.co.uk/>

DIRECTIONS

From Haywards Heath travel south towards Wivelsfield on the B2112 Wivelsfield road before reaching Ditchling Common. At the roundabout turn left (east) travelling towards Plumpton, passing Spatham Lane on your right and then Streat Lane on your right. The entrance to the property will be found shortly after passing Streat Lane on your left hand side.

What3Words: [disgust.name.sharpens](https://www.what3words.com/disgust.name.sharpens)



Additional Information

Local Authority: Lewes District Council

T: 01273 471600 W: www.lewes-eastbourne.gov.uk

Services (not checked or tested): Mains electricity and water, private drainage, oil central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX17596

EPC: EPC rating F

Council Tax: Band E



GUIDE PRICE £1,700,000

Viewings

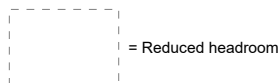
For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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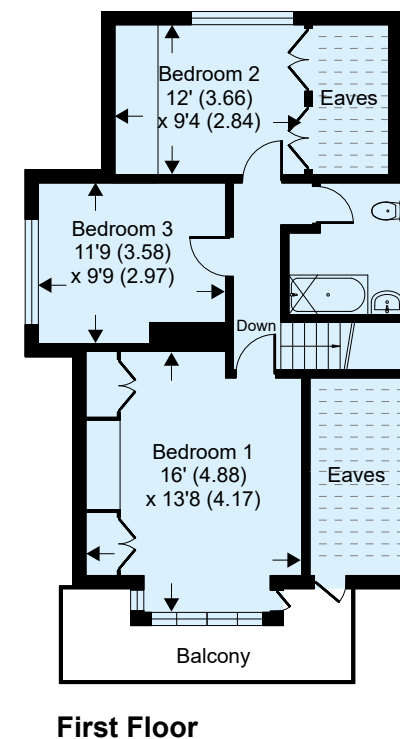
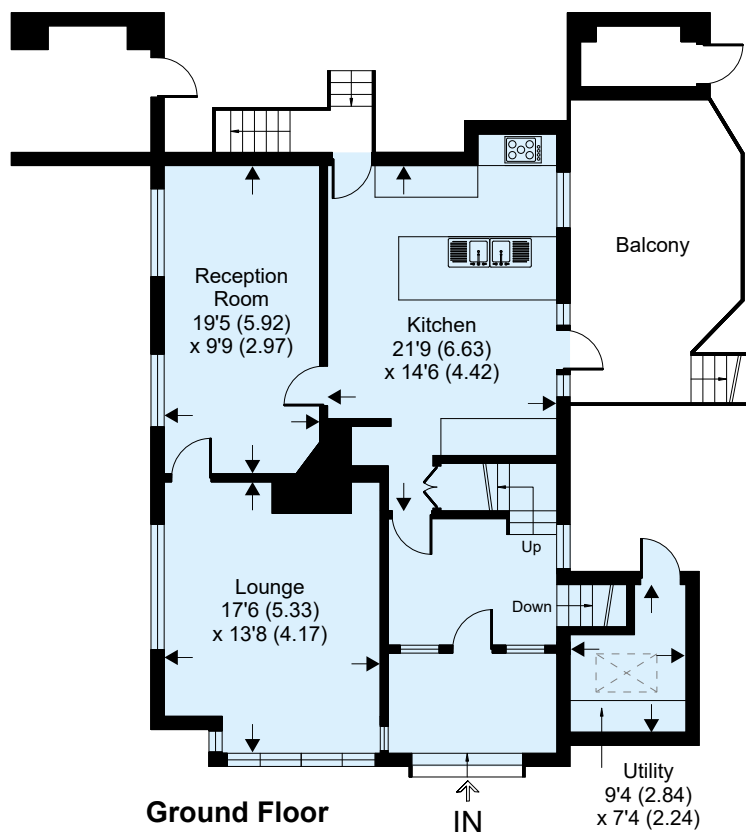
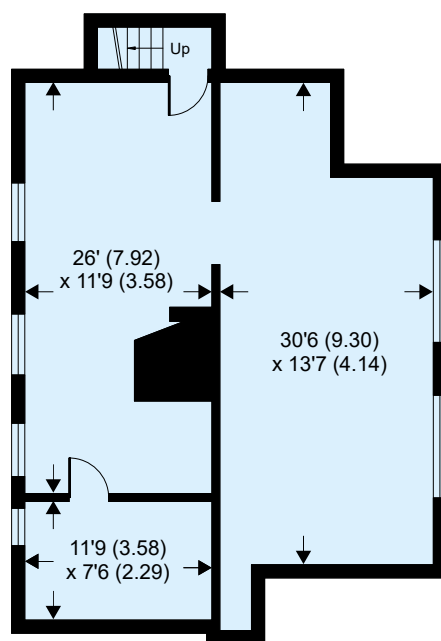
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Approximate Gross Internal Area = 222 sq m / 2387 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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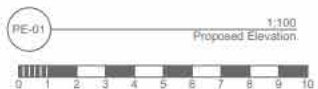
Approximate Outbuildings Internal Area = 1069 sq m / 11503 sq ft



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Proposed elevations of new dwelling.



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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FARMS.co.uk

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