



# Bathurst Farm

Rushlake Green, near Heathfield, East Sussex, TN21 9QA

Batcheller  
Monkhouse

Our Corner of England

# BATHURST FARM

A delightful small farm of about 46.64 acres, comprising a Grade II Listed period farmhouse benefiting from an extensive range of modern farm buildings with potential for a variety of uses, in a rural edge of village location, together with pasture land, woodland and three ponds.

## Ground Floor

- Entrance Hall
- Cloakroom
- Drawing Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Boot/Utility Room

## First Floor

- Four Bedrooms
- Two Bathrooms

## Second Floor

- Two further Bedrooms
- Tank Room

## Outside

- Three-car Garage
- Former Coach House/Dairy
- Manège 40m x 20m
- Two Atcost Barns and other Outbuildings
- Hard Tennis Court
- Established Garden
- Pastureland, Woodland and three Ponds – in all about 46.64 acres



## DESCRIPTION

Bathurst Farmhouse is an attractive Grade II Listed period farmhouse believed to date from the 17th century with later additions. The interior has many original features including exposed timbering and inglenook fireplaces. The property is well-presented with the bathroom and shower room having been updated in recent years. The elevations are brick, part white-painted weatherboarding and tile hung beneath a tiled roof. There is oil-fired central heating and secondary double glazing.

The main features are:

- Panelled front door to **entrance hall** with white-painted brick fireplace (not operational), quarry tiled floor and coat cupboard, leading through to an **inner hall** with staircase to first floor. **Cloakroom** with basin, coat hanging space, quarry tiled floor and separate WC, also with quarry tiled floor.
- The delightful **drawing room** has a brick inglenook fireplace with two fitted wooden seats, oak bressummer beam and Jetmaster grate, bread oven, exposed timbering, double aspect, door to the garden.
- The well-proportioned **dining room** has a wide inglenook fireplace with wood burner, bressummer beam marked "1695", quarry tiled floor. Walk-in shelved china/glass cupboard. Exposed ceiling timbers.
- The **study** has a brick fireplace with quarry tiled mantelpiece, fitted bookshelves and built-in store cupboard. Double aspect to enjoy the views, door to the garden.
- The **kitchen/breakfast room** has twin glazed sinks, working surfaces with cupboards and drawers beneath, electric Rangemaster cooker in recess, fitted dresser unit, quarry tiled floor.
- The **utility/boot room** has plumbing for a washing machine, space for fridge/freezers, oil-fired central heating boiler, and door to the driveway.
- The **first floor** is approached by a staircase from the inner hall to an attractive landing with airing cupboard, eaves storage cupboard, fitted shelving and exposed timbering.
- The **principal bedroom** has a fireplace with oak bressummer beam, clothes cupboard to one side and two wardrobe cupboards, exposed timbers, double aspect. Recess with dressing table fitment and built-in clothes cupboard.
- **Bedroom 2** is triple aspect and has a period fireplace (sealed). **Bedroom 3** has further cupboards and exposed timbers. **Bedroom 4** has two built-in wardrobe cupboards and good views.



- **The bathroom** is part-panelled and has a rolltop bath, pedestal basin, and WC, period fireplace and eaves cupboards. The **shower room** has a walk-in shower, basin and built-in cupboards. Separate WC.
- On the **second floor**, the staircase leads to the landing with built-in cupboard. **Bedroom 5** has a period fireplace, wardrobe cupboards and eaves storage cupboards and southerly views. **Bedroom 6** has a period fireplace. **Tank room** providing excellent storage space.

## THE FARM AND EQUESTRIAN BUILDINGS

These have the benefit of a separate entrance drive thus having potential for a number of uses, but are also within comfortable proximity to the house. They comprise two large **agricultural barns**, 91' x 50 and 45.6 x 27, one with internal stabling. Former brick and tile **coach house/dairy** 41'6 x 34'7. It is considered this building has potential for conversion, subject to planning consent.

Further **brick building** 24' x 13'4 used as a lambing shed. Timber built **triple garage** 28'5 x 20'3.

The excellent 40m x 20m silica sand and rubber **manège** has been formed in recent years.

## GARDENS AND GROUNDS

The property is approached over a gravelled tarmac drive in front of the house, which provides parking for several cars. Adjacent to this is a brick **garage block** (about 29.8 x 19.2) for three cars, with wooden doors.

The front garden provides an attractive setting with lawn, lavender, flower bed and shrubs. At the rear, integral with the house, is a useful storage for garden mowers, and linked to this is a brick paved area with timber rose-clad arbour, lawn and views beyond.

The principal garden has an extensive area of lawn with paved paths, heathers, two old yew trees, rhododendrons, established oaks and other trees, together with apple, plum and quince.

The hard **tennis court** is in need of renovation and is enclosed by high netting with, beyond, a further area of rough grass/former orchard.

## THE FARMLAND

This lies in a single block and slopes gently down towards an attractive wooded stream which forms the eastern boundary of the property. It is predominantly divided into a number of traditional hedge and mature tree screened fields, all down to grass and extending to about 39.6 acres. These are interspersed with three ponds.

The fields are served by water, have been regularly grazed and are in good heart. The land is mostly Grade 3 with its soil type being Wadhurst Clay.

A public footpath crosses the eastern boundary on the bottom of the lower field.

The woodland and ponds extend to about **5.12 acres** with the remainder being pasture land and grounds. In all about **46.64 acres**.





## AMENITIES

**Local:** Rushlake Green is considered to be one of the most picturesque villages in this stretch of East Sussex countryside and forms part of an Area of Outstanding Natural Beauty. In the heart of the village, the Green is surrounded by interesting period houses and cottages, the Horse & Groom public house and an excellent village general store.

**Towns:** For more comprehensive amenities and shops including Waitrose, Heathfield (some 4.5 miles), Tunbridge Wells (about 17 miles).

**Transport:** Stonegate station (some 9.5 miles) on the London Bridge/Charing Cross line. Polegate station (about 10 miles) on the London Victoria line.

**Schools:** Dallington and Punnetts Town Primary Schools; Heathfield Community College; Battle Abbey School; Marlborough House and St Ronan's at Hawkhurst; Vinehall at Robertsbridge; Claremont at St Leonards and Bodiam; Bede's at Upper Dicker; Mayfield School at Mayfield; St Andrew's and Eastbourne College at Eastbourne.

**Leisure:** Rushlake Green accommodates many local activities, including the annual flower show and an enthusiastic amateur dramatics society, and there are wonderful walks immediately across the neighbouring farmland. The coast, seaside and sailing at Eastbourne (about 15 miles), together with shopping, leisure and theatres. Bawl Water (some 19 miles) for sailing, fishing, walking and riding; golf at Wellshurst Golf and Country Club at Hellingly and the East Sussex National at Uckfield.

## DIRECTIONS

From the Horse & Groom public house in the centre of Rushlake Green, proceed in a southerly direction for 0.7 of a mile and the entrance to Bathurst Farm will be found on the left. **What3Words:** restore.pupils.tried

## Additional Information

**Basic Payment Scheme:** available by separate negotiation

**Services (not checked or tested):** Mains water and electricity. Private drainage.

**Local Authority:** Wealden District Council. Tel: 01892 602010

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX100051

**Council Tax:** Band G

**GUIDE PRICE £2,000,000-£2,200,000**

## Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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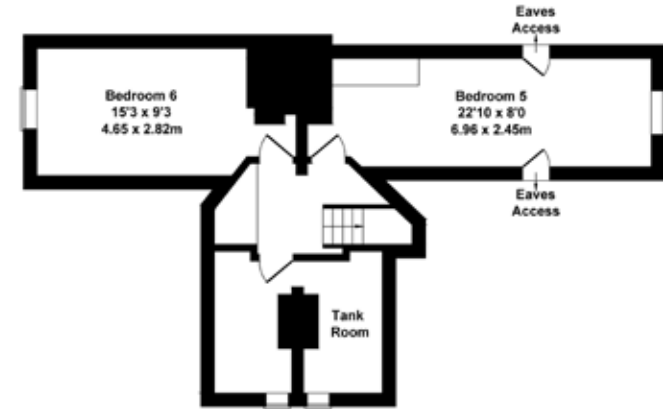
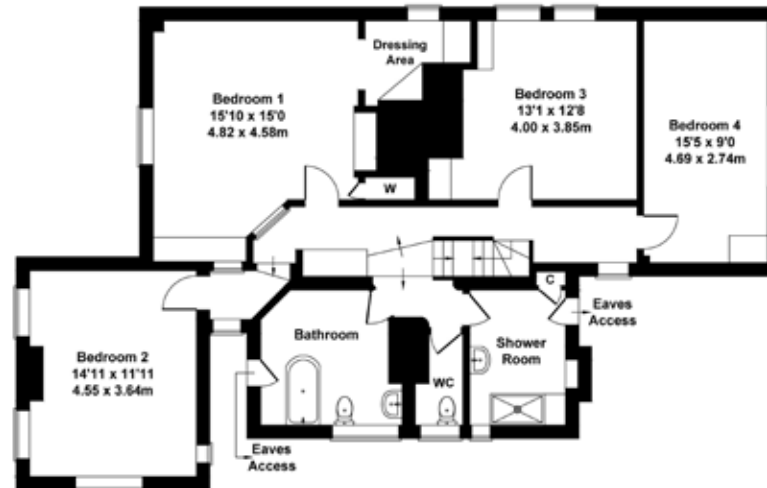
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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**Bathurst Farm**

Approximate Gross Internal Area  
3362 sq ft - 312 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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