



# Corner Farm

Swife Lane, Broad Oak, Heathfield, East Sussex, TN21 8UT

Batcheller  
Monkhouse

Our Corner of England

# CORNER FARM

A small farm, situated in an exceptional rural location, well away from main roads, with glorious rural views, detached two-bedroom annexe, portal-framed agricultural barn and 6.5 acres.

## Ground Floor

- Entrance Hall
- Large Reception Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Rear Lobby

## First Floor

- Master Bedroom with en suite Shower Room
- Three further Bedrooms
- Family Bathroom

## Detached Annexe

- Detached Annexe comprising:
- Open-plan Kitchen/Living Room
- Study Area
- Two Bedrooms
- Shower Room

## Outside

- Three-bay Portal-framed Barn
- Implement/Machinery Store
- Gardens and Grounds, including a Paddock
- In all about 6.5 acres



## DESCRIPTION

The elevations are principally brick with some weatherboarding beneath a pitch tiled roof. Some of the windows are stone mullioned. There is oil-fired central heating and sealed unit double glazing throughout.

The main features of the property include:

- Front door to **entrance hall** opening into the generous **reception hall** with exposed floorboards, double opening glazed doors to the rear terrace providing wonderful views over the garden and countryside beyond. Staircase to the first floor.
- Double opening doors to the **sitting room**, a lovely bright triple aspect room with rural views, brick fireplace with oak bressummer beam, double opening glazed doors to the garden.
- The **dining room** is double aspect with an outlook over the gardens, corner fireplace housing a wood burning stove, exposed floorboards.
- The **kitchen** has tiled flooring and is fitted with a ceramic sink with drainer to the side inset into work surfaces with cupboards and drawers beneath, further work surfaces, cupboards and drawers, eye-level units, four-ring Calor gas hob with electric oven beneath. Door to the **rear porch** and opening to the **utility room** fitted with work surfaces with cupboards below, recess and plumbing for washing machine, space for fridge/freezer. Coat hanging hooks, fitted shelving, built-in cupboard housing the oil-fired boiler. Door to the **cloak/shower room** with shower cubicle, WC, pedestal wash basin.
- From the hall a staircase rises to the **first floor landing** giving access to roof space. The **master bedroom** has a bank of fitted wardrobes and is triple aspect with wonderful views and an outlook over the gardens and paddock. Door to **en suite shower room** with tiled shower cubicle with overhead and jet showers, pedestal wash basin, WC, heated towel rail.
- **Bedroom 2** has built-in wardrobe cupboard, airing cupboard housing the hot water cylinder and immersion heater, ornate cast iron ducks nest fireplace.
- There are **two further bedrooms**, one of which has a cast iron ducks nest fireplace.
- **Family bathroom** with panel-enclosed cast iron bath with mixer taps and shower attachment, pedestal wash basin, WC, cast iron fireplace.





## DETACHED ANNEXE

Annexe of principally brick construction beneath a pitch tiled roof situated a short distance from the house but also with its own vehicular access.

It comprises an **open-plan kitchen/breakfast room** with vaulted ceiling space, exposed timbering, kitchen area has a stainless steel sink with drainer to the side and inset two-ring hob; the living area has a wood burning stove.

**Study area. Shower room** with shower cubicle, WC, pedestal wash basin.

Door to **dining room** with glazed door to a rear area of decking.

**Two bedrooms**, both with views to the rear. Area of decking behind the annexe and area of garden principally laid to lawn with an ornamental pond.

## OUTBUILDINGS

Adjoining the annexe is a **log store** and a **stable**.

**Three-bay portal-framed barn** 50' x 30' with concrete flooring, electricity connected, with two sets of gates to the rear, opening onto the pasture.

Brick and tile **garden machinery/implement store** with light and power connected.

## GARDENS AND GROUNDS

Corner Farm is approached from the lane via two access driveways, one of which culminates to the front of the house, bordered by post and rail fencing to the left, adjoining the paddock and with a mature beech hedge to the right. From there a brick pathway leads to the front door.

The second vehicular access is via two sets of double opening timber five-bar gates onto a parking/turning area for a number of vehicles and giving access to the annexe, farm building and paddock.

There is also a separate pedestrian access to the lane.

The gardens are principally laid to lawn with mature trees and shrubs including oak, apple, azaleas and banks of mature rhododendrons. To the rear of the house is a west-facing terrace providing great privacy and far-reaching views towards Mayfield.

The paddock is in good heart, being part hedge-enclosed, having a separate agricultural access onto the lane and there are exceptional rural views. The paddock extends to **5.8 acres** and the **total area is 6.5 acres**.

## AMENITIES

**Local:** Corner Farm is situated in a rural location removed from traffic, about 1.8 miles from Broad Oak village with its general store for everyday needs. The picturesque village of Burwash, with its tree-lined high street, primary school, shops and public houses is some 4.5 miles. Mayfield village is some 4.8 miles.

**Towns:** For more comprehensive amenities and shops, Heathfield town centre is some 3 miles and provides a good range of shops, three supermarkets and other amenities. Uckfield is some 11 miles, Tunbridge Wells is about 14.5 miles whilst the coast at Eastbourne is some 21 miles.







**Transport:** Stonegate station about 4 miles; Etchingham station some 7.4 miles on the London Bridge/Charing Cross line.

**Schools:** Parkside Community Primary School, Heathfield Community College; Skippers Hill at Five Ashes; St Leonards at Mayfield; Vinehall at Robertsbridge and both St Ronan's and Marlborough House at Hawkhurst.

**Leisure:** there is a good range of walking, cycling and riding in the area; local National Trust properties include Bateman's, Bodiam Castle and Sissinghurst Gardens; the historic town and Abbey at Battle; golf at Dale Hill Golf Club, Wadhurst and Horam Park; leisure centres at Heathfield and Hailsham; Burwash Lawn Tennis Club; theatres and cinemas in Hailsham and Tunbridge Wells.

**Healthcare:** Conquest Hospital, Hastings; Eastbourne District General Hospital.

## DIRECTIONS

From The Spar, Broad Oak, Heathfield, proceed in an easterly direction on the A265. After 1 mile turn left into Swife Lane. Continue for 0.6 of a mile, then fork left. The driveway to Corner Farm will be found after 0.2 of a mile on the left.

**What3Words:** ///coherent.mimic.renovated.

## Additional Information

**Local Authority:** Wealden District Council, Hailsham, telephone: 01323 443322.

**Services (not checked or tested):** Mains water, electricity. Private drainage. No gas.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.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 ESX144106

**EPC:** EPC rating E **Council Tax:** Band F



**GUIDE PRICE £1,000,000 - £1,100,000**

## Viewings

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

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01424 775577  
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Haywards Heath  
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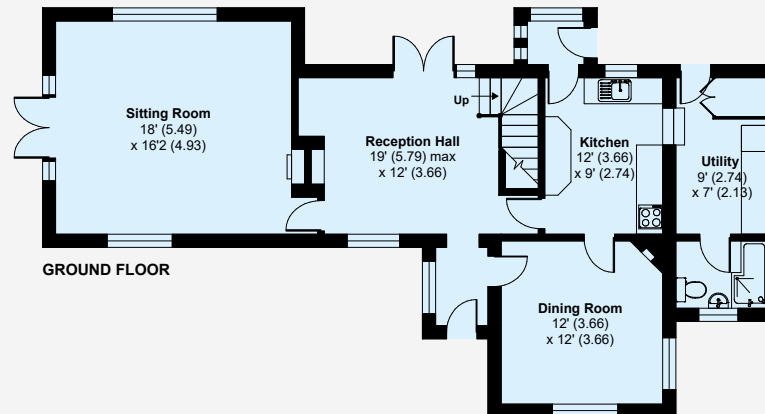
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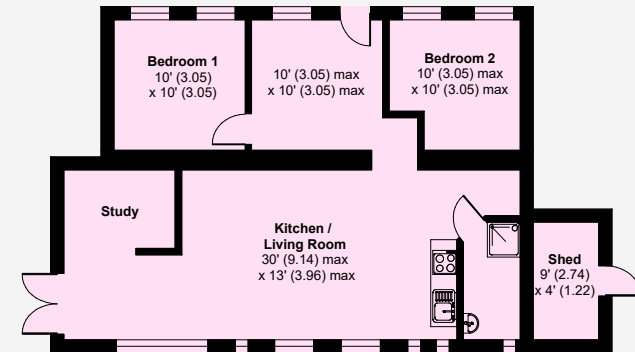
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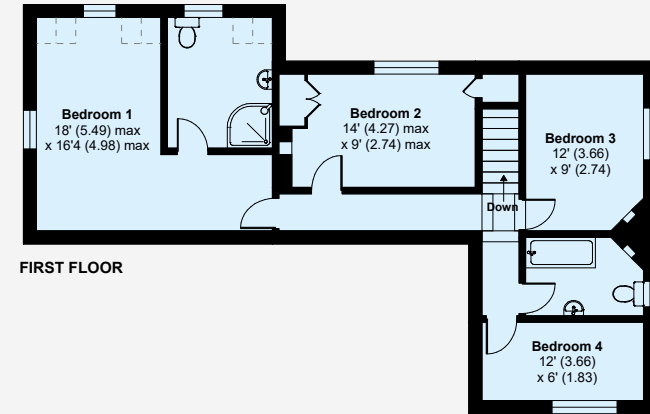
OUTBUILDING



GROUND FLOOR



ANNEXE



FIRST FLOOR

## Corner Farm, Broad Oak, Heathfield, TN21 8UT

Approximate Area = 1765 sq ft / 163.9 sq m

Annexe = 809 sq ft / 75.1 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuilding = 1560 sq ft / 144.9 sq m

Total = 4152 sq ft / 385.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.  
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