



Watermill House, Mill Lane, Hellingly, East Sussex

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A handsome 18th Century Grade II listed house situated in a tranquil position together with a stunning Grade II* watermill, separate granary, beautiful gardens, grounds, land and extensive river frontage.

Hellingly Village Centre 0.3 mile, Heathfield 6 miles, Eastbourne 10 miles, Lewes 13 miles, Tunbridge Wells 20 miles.

House:

Entrance Hall | Sitting room | Dining room
Snug | Study | Kitchen | Breakfast room
Cloakroom

Principal bedroom | Guest bedroom with en suite shower | 2 Further double bedrooms
Family bathroom

The Granary:

Substantial period building with superb vaulted ceiling and mezzanine floor

Watermill:

Substantial detached watermill with attached store/former wagon store

Former Bake House:

Providing store and gardener's WC with substantial attached workshop and greenhouse

Brick and tile former pig sty providing a wood store | 2 Timber garden tractor stores
Beautiful mature garden | Paddock areas | Mixed woodland | Extensive frontage to the River Cuckmere | About 5.36 acres

The property

Watermill House:

Watermill House is a handsome double fronted, grade II listed farmhouse. The house provides light and well-arranged accommodation over 2

floors. Features within the house include sash windows, wooden doors, a wood burning stove in the sitting room, and an attractive open fireplace in the dining room which is flanked on either side with pretty alcoves with cupboards below. The kitchen has a partly vaulted ceiling with exposed timber and is fitted with an attractive range of units, incorporating a dishwasher and a cream Rangemaster range, with 2 electric ovens, grill, and a 5-burner LPG hob.

The first floor, which can be approached via two staircases, provides a particularly spacious principal bedroom, a large guest bedroom with an en suite shower, 2 further double bedrooms and a particularly generous family bathroom with both a roll top bath and separate shower.

The Granary:

This charming detached brick, weatherboard and tile building is currently used as a workshop and planning consent was granted by Wealden District Council under application number WD/2018/2338/F for the conversion of outbuilding to residential annexe, the decision notice was dated 19th October 2020. We understand from the current owners that any conversion would be subject to obtaining listed building consent and any other necessary consents. Prospective purchasers must make their own enquires with Wealden District Council. The Granary currently comprises a large room with fireplace and superb vaulted ceiling, together with a good sized mezzanine.

Watermill:

This delightful building is arranged principally over 2 floors and includes the mill workings, and a water wheel which is an incredible feature. Attached to the watermill is a store/former wagon store with an electric car charging point.

Former Bake House:

The former bake house provides a storeroom and gardener's WC. Attached to which is a substantial workshop with light and power and double doors, adjacent to which is a good sized greenhouse.









Outside

Watermill House is approached from a minor country lane, from which the stone paved entrance drive leads to an area of parking. A brick paved path, bordered by lawns, leads up to the front of the house. To one side of the lawn is the picturesque mill building. Situated on the other side of the house is The Granary, and lying to the rear of the house is the former Bake House, workshop and greenhouse.

The gardens and grounds are a real feature of the property and are a haven for wildlife including water voles, owls and fish. The gardens are laid to sweeping expanses of lawn bordered by various well stocked beds. Immediately to the rear of the house is a sheltered courtyard with a number of raised beds. Not far from the house is a lovely brick paved seating area from which there is a beautiful view over the water.

Beyond the formal gardens is a large unfenced field, to one side of which is a former pig sty

currently used as a wood store and two timber garden tractor stores. The remainder of the land is laid to further unfenced paddock areas bordering the river together with an area of mixed woodland. The gardens and grounds provide a beautifully tranquil setting for this historic period property. In all about X acres.

Location

Watermill House lies in a tranquil rural position, well away from main roads. The centre of the historic village of Hellingly is about 0.3 mile with its church and primary school. The village of Horam lies some 3.5 miles to the north and provides a range of shops and amenities for everyday needs. The old market towns of Hailsham and Heathfield are about 2.5 miles and 6 miles respectively both with supermarkets. The busy seaside town of Eastbourne is some 10 miles, whilst the historic county town of Lewes is some 13 miles. Polegate mainline station is about 6 miles and provides a service to London Victoria, Brighton and Ashford International.





Directions

From the Boship Farm Roundabout (junction of the A22, A271 and A267), travel north on the A267 for approximately 0.7 mile, before turning right signposted Hellingly and Horsebridge. Having turned in to this road, turn almost immediately left signposted Hellingly. Continue for just over 0.3 mile, and take the second turning on the left marked Mill Lane. Proceed up Mill Lane (with the church on the left) for approximately 0.2 of a mile, and at the minor junction, continue straight over. After a short distance you will pass a property on the left known as Brook Cottage and the driveway marked Watermill House is the next driveway on the left immediately after the bridge.

General

Local Authority:

Wealden District Council: 01892 653 311

East Sussex County Council: 01273 481 000

Services: Mains water and electricity. Private drainage. Electric heating. LPG gas for Rangemaster hob. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Planning: Watermill House is Grade II listed and the Watermill is Grade II* listed as being of architectural or historic interest.

Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475411

lewes@struttandparker.com

struttandparker.com

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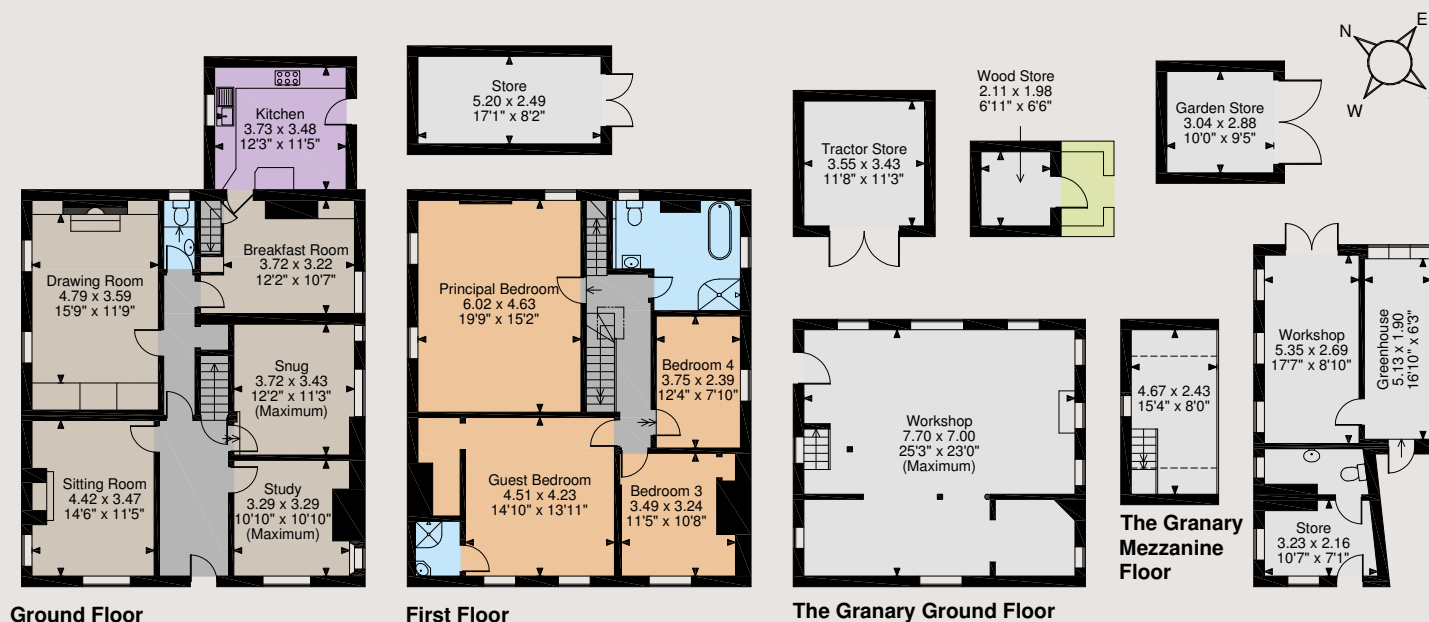
Floorplans

Main House internal area 2,215 sq ft (206 sq m)

Store internal area 139 sq ft (13 sq m)

The Granary, Outbuilding & Stores internal area 1,315 sq ft (122 sq m)

For identification purposes only.



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