Playdells Farm, Colwood Lane, Warninglid
West Sussex

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Playdells Farm
Colwood Lane,
Warninglid,
Haywards Heath,
West Sussex RH17 5UQ

An impressive farmhouse with ancillary accomodation and outbuildings, in a beautiful rural setting

Cuckfield 4.5 miles, M23 (Jct 11) 5.8 miles, Hayward's Heath town centre 6.0 miles, Hayward's Heath mainline station 6.3 miles (44 minutes to London Victoria), Crawley 8.0 miles, Gatwick Airport 13.5 miles

Main house: Reception hall | Drawing room
Conservatory | Games room | Dining room
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms, 2 en suite
Bedroom/studio | Shower room
The Granary: 2 bedrooms | 2 bathrooms
kitchen/breakfast room | Sitting room
EPC rating D
Annexe 1: Open plan sitting room/kitchen
bedroom | shower room | EPC rating D
Annexe 2 : Open plan sitting room/kitchen
bedroom | shower room
Garaging block | Barn | Cow shed | Boiler House
Workshop | Garden | 5.78 acres

The property

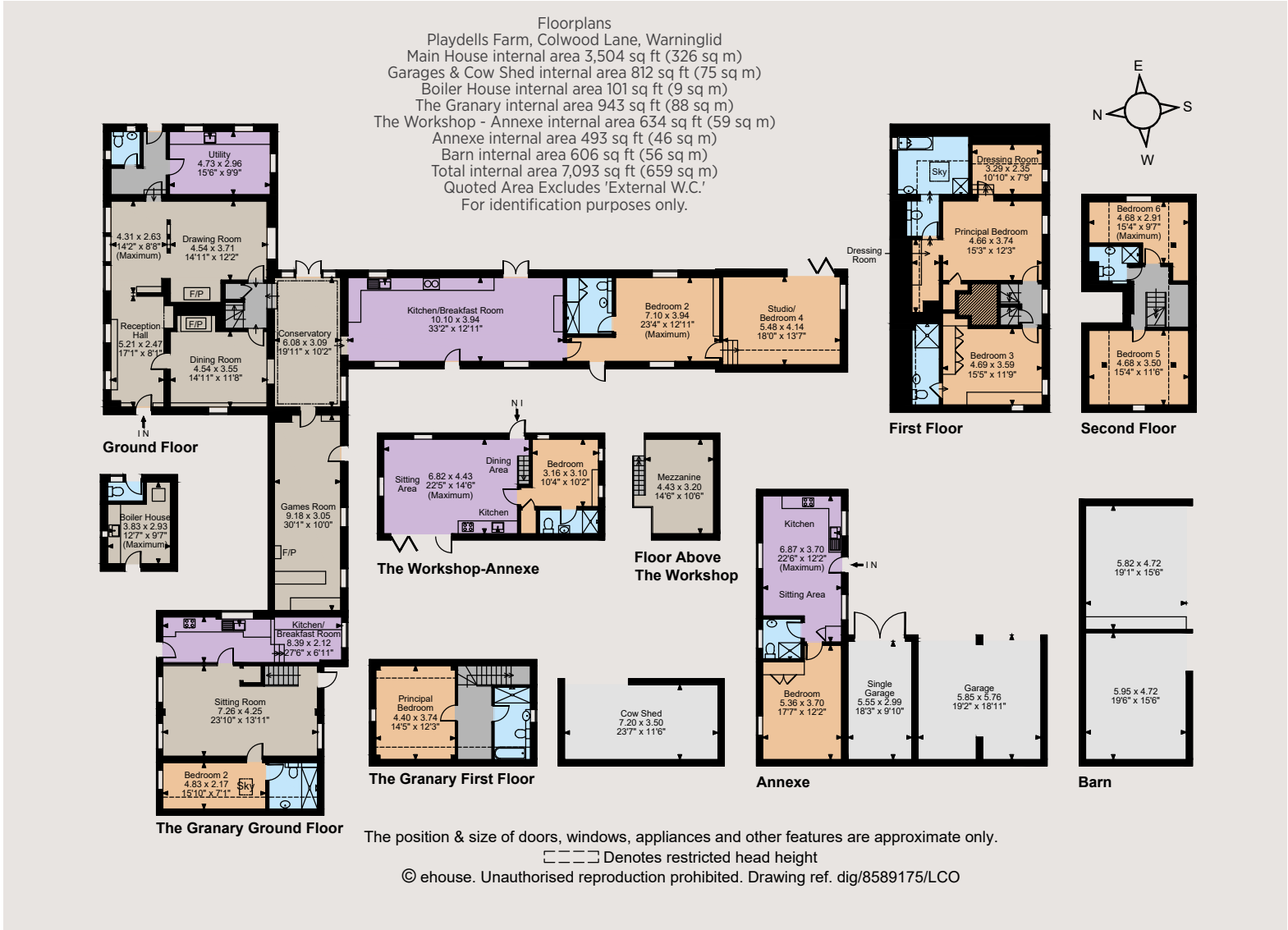
Playdells Farm is a delightful Grade II Listed farmhouse, dating from the late 16th century. It offers a wealth of attractive original details, including exposed timber beams and brickwork, and impressive fireplaces, all of which are complimented by high-quality modern fittings. The main house has four comfortable reception rooms, including the modern conservatory with its glass roof. There is also a 30ft games room with a bar, as well as a drawing room and a dining room, both of which have heavy timber beams and grand fireplaces fitted with woodburning stoves. The large kitchen and breakfast room features bespoke wooden units and an Aga.
There is one double bedroom en suite on the ground floor, as well as the studio, which could be used as an extra bedroom. On the first floor there are two double bedrooms en suite, including the principal bedroom with its dressing room and en suite bathroom.
The second floor offers a further two double bedrooms and a shower room.
The Granary provides useful further accommodation and is ideal as a holiday let or for family members. It includes a large sitting room, a well-equipped kitchen, a bathroom and two bedrooms, one of which is en suite.
Additionally, the annexe provides a further self-contained one-bedroom dwelling with an open-plan sitting area and kitchen, and a shower room.

Outside

The house and outbuildings are set in stunning gardens and grounds, surrounded by open countryside. The access lane leads to a large gravel parking area at the front of the property, with a gated entrance leading to the central paved courtyard, around which the farmhouse and outbuildings are clustered. There is covered parking in the garaging block, while the detached barn provides further storage. The garden includes rolling lawns and meadows, dotted and bordered with various established shrubs hedgerows and mature trees. The grounds also include a hard tennis court, enclosed by chain link fencing.

Location

The property is situated in a rural location between the villages of Warninglid and Bolney, both boasting traditional public houses, primary schools, village hall, church and recreation ground. Cuckfield, with its boutique style shops and cafes, is about 5 miles away. The larger town of Haywards Heath, offers a wider range of shops/amenities and a mainline railway service to London Victoria/Bridge (about 43 minutes).The A23/M23 provides easy access to Brighton, Gatwick, and the M25.



Location (cont.)

Sporting facilities include Wickwoods Country Club, Mannings Heath and Haywards Heath golf clubs, Show Jumping at Hickstead. There are also a number of excellent schools in the area including, Handcross Park Prep. School, Cottesmore, Brighton College, Hurstpierpoint College, Ardingly College and Burgess Hill School for Girls.

Directions

Proceeding south on the A23 leave at the Warninglid junction. Follow the B2115 towards Warninglid. Just before entering the 30mph speed restriction, turn left onto Colwood Lane where the property will be found on the left hand side after about 0.6 miles.

General

Local Authority: Mid Sussex District Council. Tel: 01444 458166
Services: Mains water, electricity & oil fired central heating. Private drainage which may not be compliant to current regulations. Further information is being sought.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Council Tax: Band F
Tenure: Freehold
Guide Price: £2,250,000

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