



Bathurst Farm

Cowbeech Road, Rushlake Green, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A versatile small farm with Grade II listed farmhouse, equestrian facilities and farm buildings with potential (STP).

Situated in the High Weald Area of Outstanding Natural Beauty, Bathurst Farm is a generously proportioned home with far-reaching uninterrupted views across one's own land, with modern and traditional outbuildings, three ponds, well drained permanent pasture, sand school and tennis court. 46.52 acres in all.



3 RECEPTION ROOMS



6 BEDROOMS



2 BATHROOMS



EXTENSIVE OUT-BUILDINGS



46.52 ACRES



FREEHOLD



RURAL



3,250 SQ FT



£2,000,000 GUIDE PRICE



The property

Believed to date from the 17th century, Bathurst Farm House is a handsome red brick and part tile-hung family home offering more than 3,300 sq ft of light-filled flexible accommodation arranged over three floors. Designed to provide an elegant yet practical space for family living and entertaining, the home has generously proportioned accommodation which sensitively combines modern amenities with period features. It flows from a welcoming split-level reception hall with a painted brick fireplace, useful storage, and a cloakroom.

Living spaces include an L-shaped drawing room with a feature inglenook open fireplace and a door to the rear terrace; a family room/study with an exposed brick fireplace and a door to the garden; and a dining room opening off the reception hall, featuring fitted storage and an exposed brick inglenook fireplace with a woodburning stove.

The ground floor accommodation is completed by a kitchen/breakfast room with a range of bespoke

freestanding units including a central island, complementary worktops, a double Belfast sink, a breakfast room with quarry-tiled flooring, and a useful neighbouring fitted utility room with a door to the forecourt. On the first floor the property provides a principal bedroom with dressing area, three further double bedrooms, a family bathroom with freestanding bath and a separate family shower room with separate neighbouring WC. The property's two remaining double bedrooms can be found on the vaulted second floor.

Outside

Through double wooden gates, a gravelled forecourt provides ample private parking and leads to a triple garage, offering significant storage or workshop space. The main residence is enveloped by a charming formal garden, predominantly laid to lawn and framed by mature shrubs and trees. While ideal for entertaining with its various seating areas, including a pergola-covered patio, and paved terraces, this garden complements the overall rural feel, offering a pleasant transition from the working farm areas.



Beyond the immediate residential curtilage, the property truly shines for its agricultural potential. The residence enjoys far-reaching views over its own enclosed pastureland and the picturesque rolling Sussex countryside. A separate driveway provides independent access to a comprehensive range of outbuildings, forming a dedicated courtyard area. This includes a further double garage, perfect for additional vehicles or equipment storage. The highlight for smallholding activities is undoubtedly the two substantial open-sided barns: a 44ft open-sided barn and a more extensive 90ft open-sided barn, the latter featuring indoor stabling. These barns are suitable for a variety of potential uses such as livestock, equestrian or a variety of commercial uses with potential for conversion (STP) to commercial use or holiday lets. Further enhancing the property's utility are a dedicated log store and a former Coach House which has previously enjoyed planning for a 2 bedroom holiday cottage (now expired). For equestrian enthusiasts, an adjacent all-weather manège provides an excellent facility for riding and training. The combination of well-maintained pastureland and adaptable outbuildings makes this

property an ideal setting for establishing a thriving smallholding or pursuing a variety of agricultural, lifestyle or amenity uses within this beautiful rural setting. 46.52 acres in all. Agents note: The array of outbuildings offer an ideal opportunity to convert to a variety of uses, subject to the relevant planning permissions.

Location

Located in the High Weald National Landscape, the East Sussex village of Rushlake Green has a local shop, Post Office, and pub. The affluent market town of Heathfield provides both independent and larger stores, supermarkets including Waitrose, pubs, restaurants, a leisure and youth centre. More extensive amenities are available in Battle, Uckfield, Eastbourne, Crowborough, Royal Tunbridge Wells and Lewes. The area offers a wide range of walking and riding routes, golf courses and watersports at Bewl Water and off the south coast. Communications links are excellent: the property sits between the A21 and A22, both giving access to major regional centres, the motorway network and Stonegate station (9.3 miles).

Distances

- Rushlake Green 0.8 mile
- Heathfield 4.7 miles
- Hailsham 6.0 miles
- Battle 9.7 miles
- Uckfield 12.3 miles
- A22 (Lewes Road) 13.0 miles
- Eastbourne 13.9 miles
- Crowborough 14.1 miles
- Royal Tunbridge Wells 17.4 miles

Nearby Stations

- Stonegate

Key Locations

- National Trust - Bateman's
- Sarah Raven Perch Hill Farm
- Furnace Brook Fishery & Fish Farm
- Brick Farm Lakes Trout Fishery
- Herstmonceux Castle
- Bodiam Castle
- Pevensey Levels National Nature Reserve

Nearby Schools

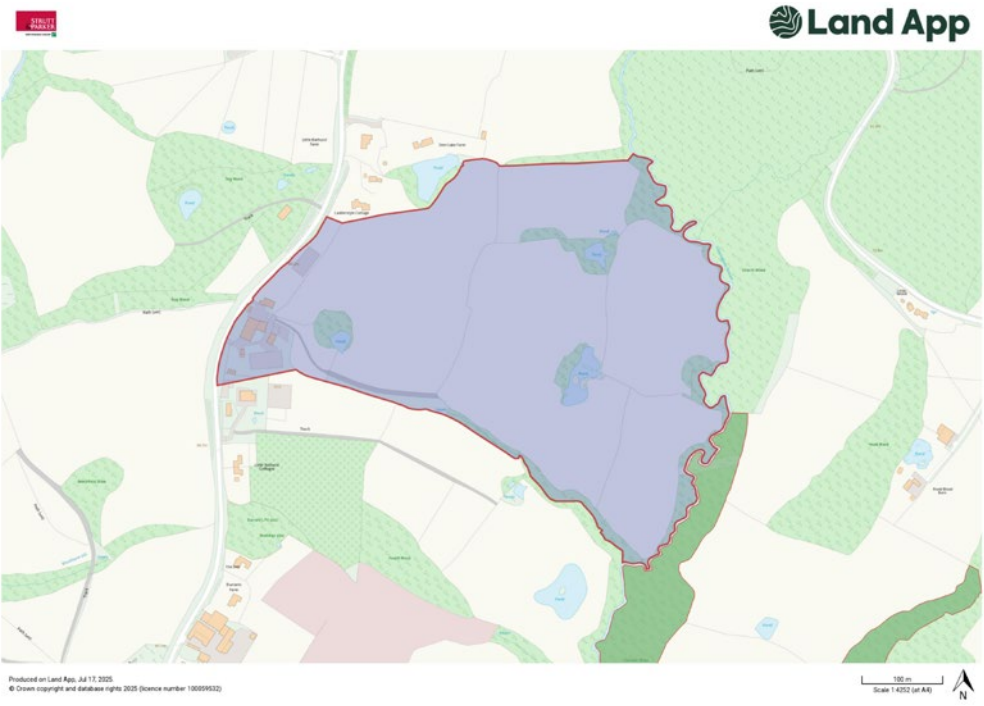
- Parkside Community Primary School
- Mayfield
- Skippers Hill Manor Prep
- Bede's
- Annan













The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 3,250 sq ft (302 sq m)

Garage internal area 560 sq ft (52 sq m)

Outbuilding internal area 7,317 sq ft (680 sq m)

Total internal area 11,127 sq ft (1,034 sq m)

For identification purposes only.

Directions

TN21 9QA

what3words: ///barn.refills.blushed

General

Local Authority: Wealden District Council
Services: Mains water and electricity. Oil-fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Planning Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Mobile and Broadband checker: Information can be

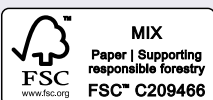
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