



Harts Farm

Harts Lane, Colemans Hatch, Hartfield, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An enchanting small country estate in a breathtaking location on the Ashdown Forest

Situated in the middle of its own land this small country estate comprises a farmhouse, two cottages, party barn, granary, farm buildings and has stunning views over the Ashdown Forest



6 RECEPTION ROOMS



6/7 BEDROOMS



5 BATHROOMS



2 COTTAGES SWIMMING POOL



ABOUT 50 ACRES



3 INDOOR LODDEN STABLES



RURAL/ VILLAGE



4,234 SQ FT



GUIDE PRICE £4,750,000



The property

Harts Farm is very special and comprises a farmhouse listed Grade II together with a mix of traditional period and modern farm buildings.

Well away from busy roads this is a dream location.

The farmhouse has characterful accommodation including exposed timbers, wide inglenook fireplaces and extraordinary views from every room. The modern well equipped kitchen/breakfast room has double doors on to the terrace. The adjoining family room/study has a secondary staircase to the first floor.

The principal reception rooms are comfortable and well proportioned.

The bedrooms are arranged on both the first and second floors. The principal suite has an en suite and generous dressing area. In all there are 6/7 bedrooms, though the suite on the second floor is best used as one room. There are four further modern bathrooms.

Cottage

The main cottage is attached to the barn and is comfortably appointed and comprises a garden room with WC a well equipped kitchen and sitting room with a bedroom, bathroom and study on the first floor.

The Former Stables

Has been converted to provide modern living space including a kitchen, living area, separate bedroom and bathroom. There is also an outdoor room - ideal for al fresco dining.

Outside

South facing and surrounded by its own land of approximately 50 acres, Harts Farm is protected by its fields of mainly pasture. There are two areas of bluebell woodland, one outstanding feature is that there are no footpaths or rights of way over the land.





Close to the farmhouse is a period barn, weather boarded with a peg tiled roof - ideal for parties or simply for storage of garden equipment.

There is a detached granary currently used as a log store. Also a building providing stabling and a further large Atcost double barn.

There is a small cross country course with a large hedge bank and tiger trap jumps across the fields.

Location

Harts Farm is approached over a discreet yet impressive driveway from Harts Lane. The drive leads to a parking and turning area by the side of the granary.

The farm sits in the middle of its own land and is probably in one of the most favourable positions on Ashdown Forest.

The Ashdown Forest was originally established as hunting grounds for Henry VIII. It is one of the most protected areas of open heathland in the country. The village of Hartfield is well served by local amenities as are its neighbouring villages.

London is about 50 miles away. Royal Tunbridge Wells about 10 miles away, offers a further wide range of shopping, recreational and cultural amenities. East Grinstead 7 miles away, offers further facilities. The International Airports of Gatwick and Heathrow are about 18 and 57 miles away respectively.

Train stations at Tunbridge Wells and East Grinstead, London in about an hour

There is a good choice of schools in both the state and public sectors.

Leisure activities in the area include riding and walking in the surrounding countryside.



Distances

- Hartfield Village 3 miles
- Royal Tunbridge Wells 10 miles
- East Grinstead 7 miles
- London 50 miles
- Gatwick Airport 18 miles

Nearby Stations

- Hever
- East Grinstead
- Cowden
- Dorman
- Tunbridge Wells

Nearby Schools

- Local village school in Hartfield - St Marys
- Tonbridge
- Sevenoaks
- Worth
- Bedes

- Tonbridge and Tunbridge Wells Grammar Schools
- Tonbridge School
- Michael Hall (Steiner Waldorf)
- Brambletye
- Cumnor House
- Danehill
- Ardingly College













Harts Farm

Barn - Gross Internal Area : 172.0 sq.m (1,851 sq.ft.)

Barn Cottage - Gross Internal Area : 87.0 sq.m (936 sq.ft.)

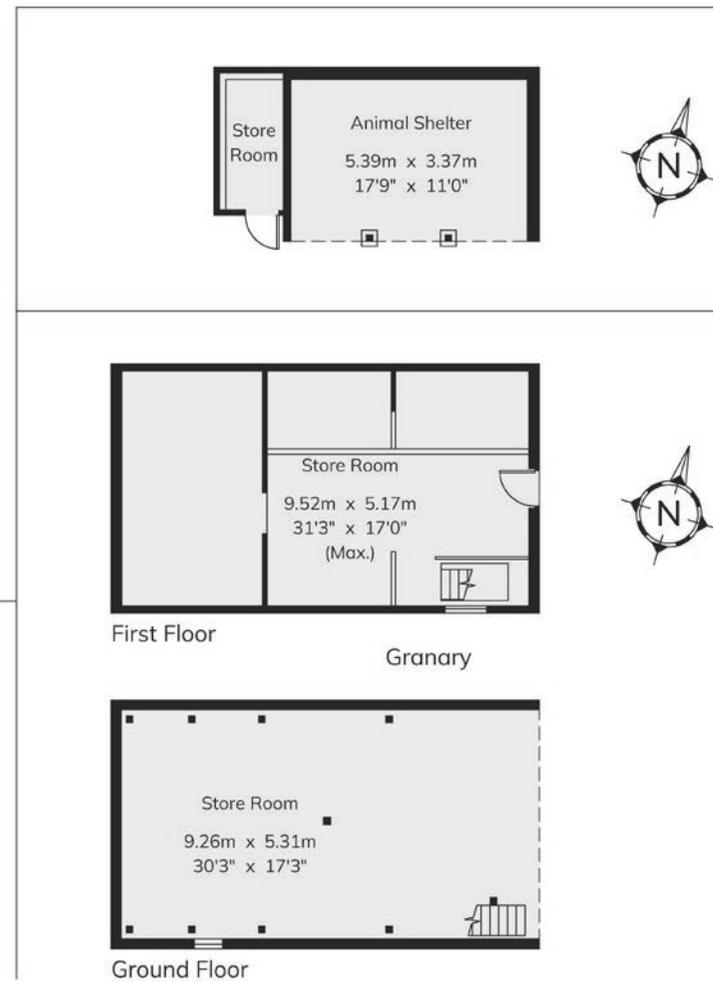
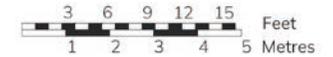
Bull Pen/ Studio - Gross Internal Area : 9.0 sq.m (96 sq.ft.)

Granary - Gross Internal Area : 98.4 sq.m (1,059 sq.ft.)

Animal Shelter - Gross Internal Area : 24.6 sq.m (264 sq.ft.)

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Harts Farm

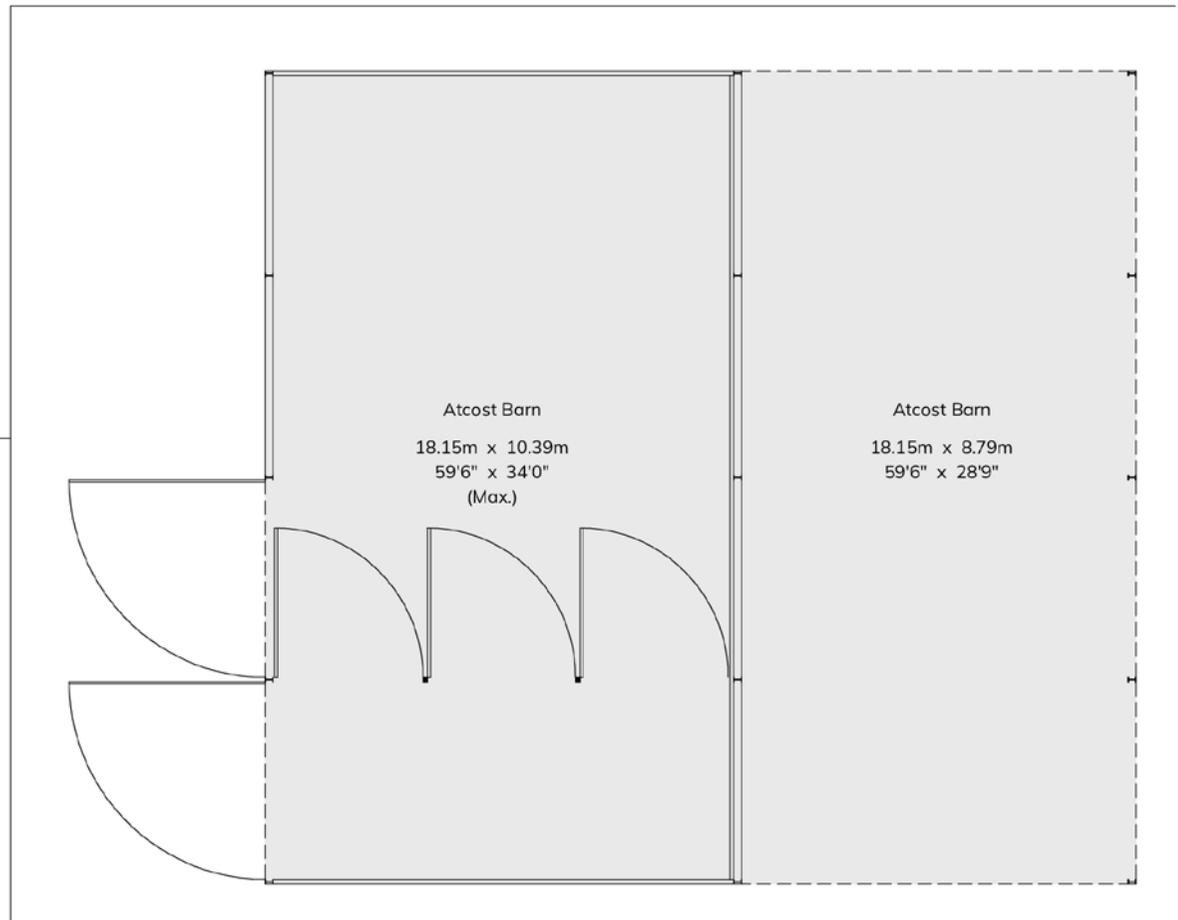
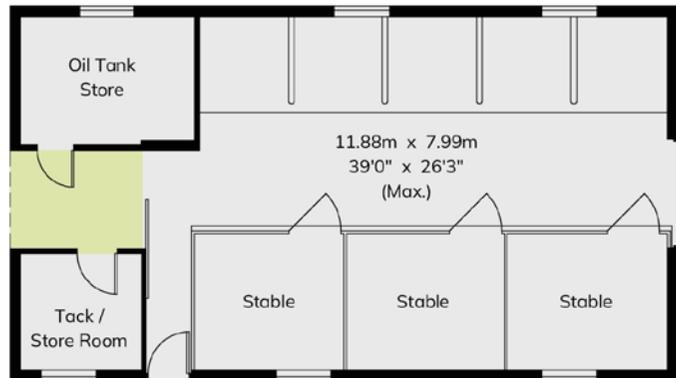
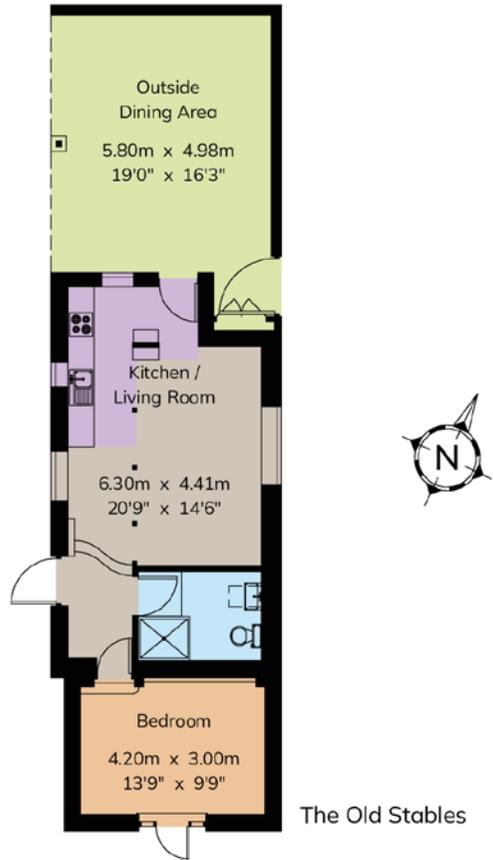
The Old Stables - Gross Internal Area : 83.1 sq.m (894 sq.ft.)

Stable Building - Gross Internal Area : 117.9 sq.m (1,269 sq.ft.)

Atcost Barn - Gross Internal Area : 358.0 sq.m (3,853 sq.ft.)

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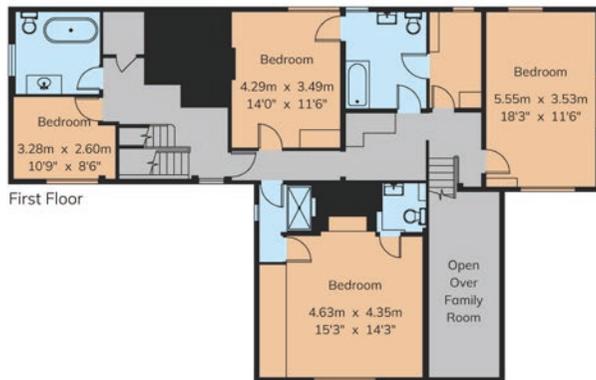
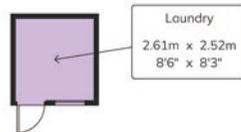
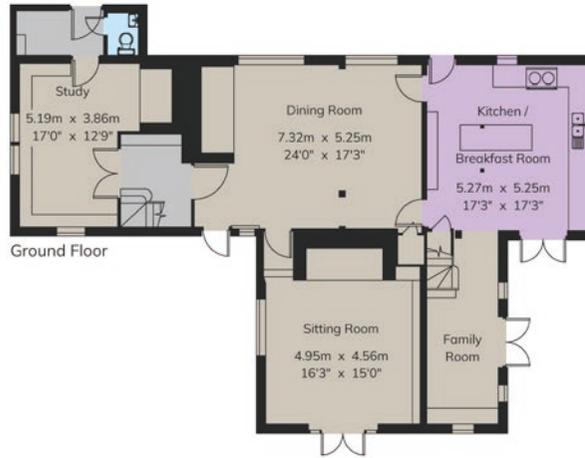


Harts Farm

Farm House - Gross Internal Area : 393.4 sq.m (4,234 sq.ft.)
 Laundry - Gross Internal Area : 6.6 sq.m (71 sq.ft.)

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Floorplans

House internal area 4,234 sq ft (393.4 sq m)
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Directions

TN7 4ET

what3words: ///tripods.puzzles.sharpen

Local Authority: Wealden Borough Council

Council Tax: Band H

Mobile and broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity and water, no gas, private drainage (compliant), maintained by Lemon Drainage

EPC: TBC

Sevenoaks

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