



Newlands Farm

Lake Street, East Sussex

A detached character five bedroom house with swimming pool and 2.12 acres in a beautiful rural setting with views.

A handsome part tile-hung family home dating from the 1920's and offering generously-proportioned accommodation, neutral décor and modern amenities combined with some period features and designed to maximise the stunning far-reaching views. It is in a sought-after and highly-convenient area near to local village and town centre amenities and the station.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGING/ DRIVEWAY



2.12 ACRES



FREEHOLD



SEMI-RURAL



2,843 SQ FT



£1,600,000 GUIDE PRICE



The property

Newlands Farm is an attractive part tile-hung detached family home offering more than 2,800 sq ft of generously-proportioned accommodation arranged over two floors.

Configured to provide an elegant yet practical environment for everyday living and entertaining, the accommodation sensitively combines quality fixtures and fittings and a neutral décor with period features such as leaded glazing, high ceilings, and original fireplaces. The property flows from a welcoming gable-end reception hall with angled feature glazing, exposed wooden flooring, and useful storage. It includes a spacious drawing room and a generous study, both with exposed wooden flooring, open fireplaces, feature corner bays, and fitted storage.

The large kitchen/dining room also features exposed wooden flooring and offers a range of bespoke wall and base units, including a central island with breakfast bar, complementary work surfaces, a double Belfast sink and an Aga. French doors open from both

the kitchen and dining areas onto the terrace, while the dining area also features a raised open fireplace. A neighbouring rear hall provides access to a useful fitted utility room, a cloakroom, and a door to the garden. On the first floor, a generous landing with additional useful storage gives access to the principal bedroom, which features French doors to a private balcony and Jack and Jill access to a modern en suite family shower room—also accessible from the landing—and a separate neighbouring WC. There are four further double bedrooms, one with a feature bay window and a useful basin, along with an additional family bathroom.

Agents note: There is planning full planning permission under reference WD/2023/0689/F. The permission includes the addition of a new garage and office/gym/annexe, by the front corner of the house, plus a new agricultural barn, and also a side extension to the house. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.







Outside

Secluded from the lane, the property is approached over a tree-lined gravelled driveway providing private parking and giving access to an outbuilding comprising two double garages and to a separate double carport. The formal garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature trees and features numerous seating areas, a garden shed, a swimming pool with paved surround, a paved dining area, a paved terrace off the dining room and a large wraparound paved terrace accessible from the kitchen. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the property's remaining pasture, surrounding farmland, and rolling countryside beyond.

Location

Located in the High Weald National Landscape, surrounded by miles of picturesque countryside, historic Mayfield village offers a wide range of local amenities including churches, shops, a small supermarket, Post Office, butcher, baker, pharmacy, florist, greengrocer, deli, hairdresser, GP and dental surgeries, pubs, a tennis club, and primary school. More extensive amenities are available in Crowborough, Royal Tunbridge Wells and, slightly further afield, in Uckfield, Tonbridge and Lewes. Local sporting amenities include numerous golf courses and water sports on Bewl Water Reservoir and the south coast. Communications links are excellent: buses link the village to Tunbridge Wells and Eastbourne, the A26 and A21, connecting to the M25 and motorway network, and Crowborough station (4.9 miles) give easy access to major regional centres, London, and its airports.



Distances

- Mayfield High Street 2.1 miles
- Crowborough 4.7 miles
- A26 (Maidstone-Newhaven road) 6.1 miles
- Royal Tunbridge Wells 7.5 miles
- A21 (Pembury Bypass) 9.1 miles
- Tonbridge 14.1 miles
- Lewes 19.6 miles
- Eastbourne 24.5 miles
- London Gatwick Airport 27.3 miles

Nearby Stations

- Crowborough
- Wadhurst
- Stonegate

Key Locations

- The Amelia Scott Centre
- Groombridge Place
- Hever Castle & Gardens
- Chiddingstone Castle
- Penshurst Place
- Scotney Castle
- Tonbridge Castle
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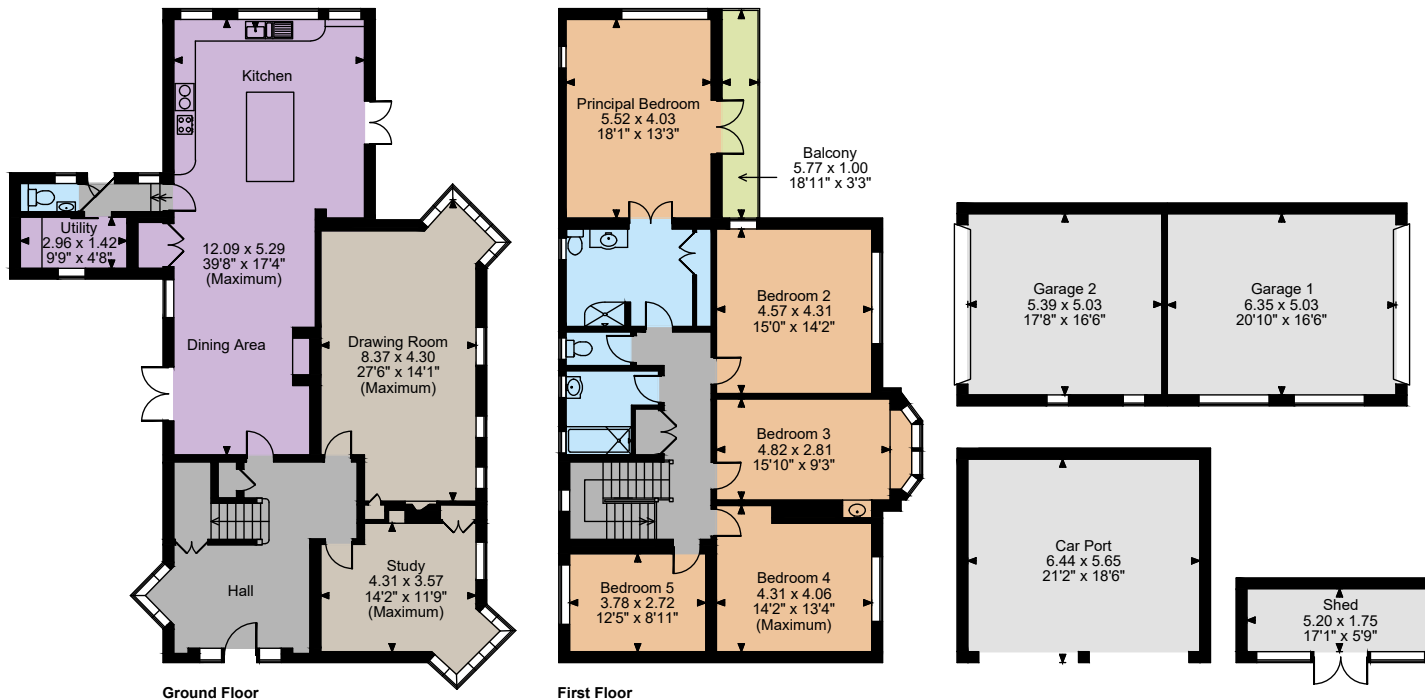
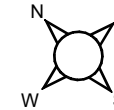
Nearby Schools

- Mayfield
- Beacon Academy
- Sacred Heart
- Skippers Hill Manor Prep









Ground Floor

First Floor

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

House internal area 2,843 sq ft (264 sq m)
Garage internal area 644 sq ft (60 sq m)
Outbuilding internal area 469 sq ft (44 sq m)
Total internal area 3,956 sq ft (367 sq m)
For identification purposes only.

Directions

TN20 6PP

what3words: ///remembers.mornings.craftsman

General

Local Authority: Wealden District Council

Services: Mains electricity water. 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.

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

Council Tax: Band G

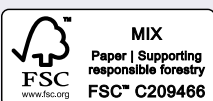
EPC Rating: Band E

Lewes

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