




Valelands Farm Cottage

Marle Green, Horam, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A semi-detached farm property with a three/four-bedroom cottage, outbuildings and extensive grounds of 4.24 acres.

A semi-detached farm cottage with plenty of character and the potential for renovation and further development. Offering outbuildings, including stables and stores, and extensive grounds, the property has scope for operating a smallholding and lies in a picturesque rural setting just outside the village of Horam.



3 RECEPTION ROOMS



3/4 BEDROOMS



1 BATHROOM



GARAGING, BARN & BUILDINGS



4.24 ACRES



FREEHOLD



SEMI-RURAL



1,312 SQ FT



£850,000 GUIDE PRICE



The property

Valelands Cottage is a splendid farm property with comfortable accommodation and the potential for modernisation, set in an idyllic rural position within easy reach of Hailsham and close to the beautiful countryside of the High Weald. The property provides three/four bedrooms and relaxed, flexible living space with plenty of character and views across the grounds and the surrounding countryside.

The heart of the home is the open-plan kitchen and dining area, which is centred around an exposed brick column and features space for a family dining table. The kitchen itself has wooden fitted units to base and wall level, as well as a double oven and an induction hob, with storage available in a walk-in pantry. The sitting room connects with the dining area in a semi open-plan layout, providing open, airy space in which to relax with its built-in cupboard space with wooden doors, and its fireplace, which is fitted with a woodburning stove.

A snug leads to a sunny conservatory offers additional space in which to relax, with French doors opening to the gardens.

There are two bedrooms on the first floor, both of which are doubles, including the principal bedroom with its views across the grounds, and a second bedroom with built-in storage. Also on the first floor, is a family bathroom with an over-bath shower, while the second floor has an additional bedroom and a study/ small forth bedroom.



Outside

The property is set back some way from the road along a shared access lane, which leads to the house and to a courtyard area, with access to the outbuildings, including the detached garage with its lean-to, and the detached stables block. The gardens surrounding the house feature areas of lawn and meadow, as well as a pond, an outdoor seating area, a storage shed and various shrubs, hedgerows and mature trees, while the wider grounds include fields and paddocks, which are ideal for grazing livestock or equestrian activities. Additional outbuildings include a large open-sided barn and a polytunnel for growing your own produce.

Location

Located in the High Weald National Landscape, the hamlet of Marle Green sits just outside the village of Horam, surrounded by rolling countryside and farmland. The nearby market town of Heathfield offers a wide range of amenities including independent shops, larger stores, supermarkets such as Waitrose, pubs, restaurants, a leisure centre and youth facilities. More extensive services can be found in Hailsham, Uckfield, Crowborough, Battle and Eastbourne. The area is rich in walking and riding routes, golf courses and country pursuits, with watersports available at Bewl Water and along the south coast. Communications are excellent: the property lies between the A21 and A22, providing access to regional centres and the motorway network, while Stonegate station offers regular services to London.



Distances

- Heathfield 4.4 miles
- Uckfield 9.5 miles
- Crowborough 13.1 miles
- Battle 13.2 miles
- Eastbourne 15.8 miles

Nearby Stations

- Stonegate

Key Locations

- Heathfield Park
- Bateman's, Burwash
- Battle
- Herstmonceux Castle Estate
- Bodiam Castle
- Royal Tunbridge Wells
- Chiddingstone Castle
- Cuckmere Valley & Seven Sisters
- Hever Castle

Nearby Schools

- Mayfield School
- Bede's Senior School
- Bede's Prep School
- Annan School
- Battle Abbey School
- Eastbourne College
- Ardingly College





Floorplans

House internal area 1,312 sq ft (122 sq m)
 Garage internal area 352 sq ft (33 sq m)
 Outbuilding internal area 672 sq ft (62 sq m)
 Total internal area 2,336 sq ft (217 sq m)
 For identification purposes only.

Directions

TN21 9HP - what3words: ///shrub.browsers.friends

General

Local Authority: Wealden District Council

Services: Mains water and electricity. Propane gas-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 D

EPC Rating: Band E

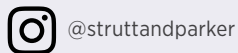
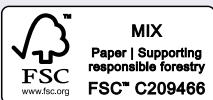
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