



Cleavers Farmhouse










Mill Lane, Laughton, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming farmhouse with 9.67 acres, outbuildings, stabling and paddocks, in picturesque countryside setting

An impressive detached farmhouse with light, airy and attractive accommodation, set in a peaceful rural position between Lewes and Hailsham. The property includes outbuildings and extensive grounds, with a hay barn, a stables block and far-reaching fields and paddocks.

	3 RECEPTION ROOMS		3 BEDROOMS		2 BATHROOMS
	OUTSIDE		9.67 ACRES		FREEHOLD
	RURAL		2,045 SQ FT		£1,350,000 GUIDE PRICE



The property

Cleavers Farmhouse is a thoroughly attractive detached home, set in a beautiful and secluded countryside setting, yet within easy reach of the surrounding towns and villages. The farmhouse features three bedrooms and comfortable, flexible reception rooms which welcome plenty of natural light and afford views across the surrounding gardens and paddocks.

The décor is neutral and understated throughout, with attractive details including wooden flooring, timber joinery and attractive original fireplaces. The main ground floor reception room is the sitting room, which has a handsome cast-iron fireplace with a decorative tiled surround. Adjoining the sitting room in an open-plan layout via a square arched opening is the orangery, which has a stunning ceiling lantern skylight, panoramic windows and French doors opening onto the gardens. The space is ideal for use as a dining area, or as an extension to the sitting room

with further space in which to relax. There is also

a comfortable snug with a woodburning stove and a private study for home working, while the open kitchen and breakfast room offers further social space for everyday living. The kitchen is fitted with handmade wooden units and worktops and includes a spacious pantry, a breakfast bar, while there is also an Aga and space for a family dining table. Adjoining the kitchen, the utility room provides further space for home appliances and storage and adjacent to this is a cloakroom.

Upstairs there are three well-presented double bedrooms of similar proportions. These include the principal bedroom with its dressing room and en suite shower room. The first floor also has a family bathroom with an over-bath shower.



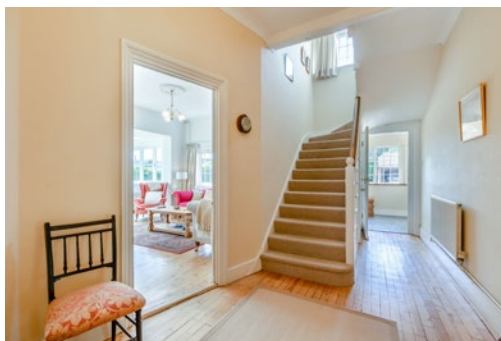
Outside

The house occupies a peaceful location on a quiet country lane, with five-bar wooden gates opening onto the gravel driveway at the front, providing plenty of parking space and access to the detached double carport for covered parking. A gate leads from the parking area to the outbuildings, where there is a central gravel courtyard with a timber-framed stables block and a brick-built store and stable. In total there is more than 1,500 square feet of floorspace, including six stables and a substantial hay barn. The gardens at the rear of the house include a patio for al fresco dining with a far-reaching level lawn beyond, which extends to more than 250ft and is bordered by post and rail fencing. Beyond the gardens there are open fields, and paddocks, which are ideal for exercising horses, including a fenced all-weather sand school.

Location

The property is set in a beautiful rural position between the small villages of Laughton and Ripe. There are everyday amenities in both villages, with Ripe offering a local shop while Laughton has a post

office, a parish church, a village hall and a primary school. Lewes is just eight miles away and provides a choice of shops, supermarkets, restaurants and cafés, while Hailsham, Eastbourne and the Sussex coast are also within easy reach. Lewes and Hailsham offer further schooling, including the independent Lewes Old Grammar School and Bede's Senior School in Hailsham.



Distances

- Uckfield 7.2 miles
- Lewes 7.8 miles

Nearby Stations

- Berwick
- Lewes

Key Locations

- Firle Place
- Lewes Castle & Museum
- Anne of Cleves House

Nearby Schools

- Lewes Old Grammar School
- Bedes
- Laughton Community Primary School
- Firle CofE Primary School





Floorplans

House internal area 2,045 sq ft (190 sq m)
 Double car port 291 sq ft (27 sq m)
 Outbuildings internal area 1,545 sq ft (144 sq m)
 Total internal area 3,881 sq ft (361 sq m)
 For identification purposes only.

Directions

BN8 6AJ

what3words: /////guitar.superhero.pyramid

General

Local Authority: Wealden District Council

Services: Mains electricity and water. Oil-fired central heating. Private drainage. Sabre system. 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

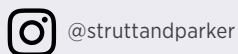
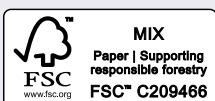
EPC Rating: Band E

Lewes

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