



DRAFT

Rhylstone and The Totalisator

The Old Racecourse, Lewes, East Sussex

A mix of residential and commercial buildings on the site of the historic town's former racecourse

Rhylstone is a generously proportioned detached bungalow with extensive outbuildings and three cottages, a substantial modern barn/gallery, garaging and a workshop together with stabling and 3.86 acres (more land available under separate negotiation). It is located in the South Downs National Park on the fringes of the town centre, near to local amenities and the station.



1 RECEPTION ROOM



5 BEDROOMS



4 BATHROOMS



GARAGE AND CARPORT



3.86 ACRES



FREEHOLD



RURAL/VILLAGE



9698 SQ FT



£3,950,000



The property

In use between 1730 and 1964, The Old Racecourse holds a significant place in Lewes' history. Rhylstone presents an exceptional opportunity to acquire a substantial portion of this esteemed facility, featuring a detached, part-weatherboarded bungalow with approximately 2,400 sq ft of bright and versatile living space, thoughtfully designed to maximize the breathtaking views.

The accommodation includes a welcoming entrance hall, a refined drawing room showcasing feature arched glazing, a characterful stone-built fireplace, and double doors leading to a triple-aspect sunroom with full-height glazing and patio access to the terrace. The well-appointed kitchen/dining room boasts an array of wall and base units, a breakfast bar, modern integrated appliances, generous space for a dining table, and an adjoining fitted utility room with direct garden access.

The accommodation is completed by a bedroom wing providing a principal bedroom with en suite bathroom, four further bedrooms, two with en suite shower rooms, and a family bathroom.

Outside

The property is approached over a tarmac driveway and block-paved forecourt providing private parking and giving access to the main property's detached double garage and an adjacent stable block with three loose boxes and a tack room. The private garden surrounding the property is laid mainly to gently-sloping lawn and features a raised pond and a wraparound paved terrace off the sun room, ideal for entertaining and al fresco dining. The whole enjoys panoramic views over the remaining land and the South Downs beyond.

The driveway also leads to a neighbouring outbuilding providing a further garage, carport and workshop together with a central 110 ft vaulted barn with concent for holiday let, exhibition and cafe use with service bar and neighbouring commercial kitchen, six stable doors having been retained for access but giving the prospective purchaser the opportunity to resume the building's former equestrian use if required, whether for stabling or an indoor manège/arena. Other uses may be possible subject to planning.







Outside

The barn is flanked on each side by three cottages, one with entrance hall, drawing room, study, kitchen/dining room, family bathroom and three first floor bedrooms, another with a drawing/dining room, study, kitchen, two first floor bedrooms and a family bathroom and the last with a kitchen/drawing/dining room with en suite shower room, a study, family room with potential for use as an additional bedroom if required, two first floor bedrooms and a family bathroom. The surrounding land is laid mainly to stock-fenced pasture and provides an observation room and an outdoor manège.

Location

The vibrant and historic county town of Lewes forms part of the South Downs National Park and provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, pubs and recreational facilities including a cinema and racecourse. More comprehensive amenities are available in Haywards Heath and in the coastal business and entertainment city of Brighton. Sporting and recreational facilities in the area include numerous golf courses, show jumping at Hickstead, further horseracing at Brighton and Goodwood, sailing at Brighton and Chichester and opera at Glyndebourne. Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and Lewes station (2.1 miles) offers regular services to central London (London Victoria 1 hour 8 minutes)



Distances

- Lewes High Street 1.2 miles
- A27 (Salisbury-East Sussex road) 1.4 miles
- Brighton 9.1 miles
- Haywards Heath 11.3 miles
- London Gatwick Airport 32.4 miles
- Central London 52.1 miles

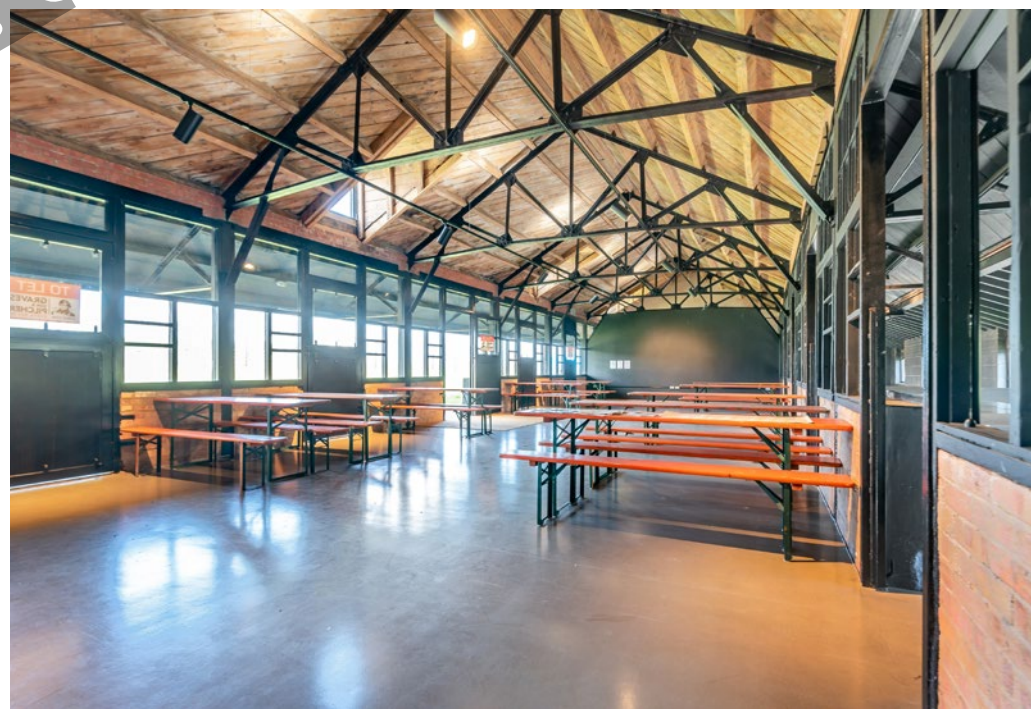
Nearby Stations

- Lewes

Key Locations

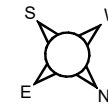
- Lewes Castle & Barbican House Museum
- Anne of Cleves House
- Southover Grange Gardens
- Lewes Priory
- South Downs National Park
- Glyndebourne Opera House
- Monk's House
- Firle Place

- Charleston Farmhouse
 - Newhaven Fort
- ## Nearby Schools
- LongDescValue
 - Lewes Old Grammar
 - Northease Manor
 - Oxford International College
 - Roedean









Floorplans

Main House internal area 2,398 sq ft (223 sq m)
Garages, Carport & Workshop internal area 791 sq ft (73 sq m)
Café internal area 2,583 sq ft (240 sq m)
Cottages internal area 3,274 sq ft (304 sq m)
Outbuilding internal area 652 sq ft (61 sq m)
Total internal area 9,698 sq ft (901 sq m)
For identification purposes only.

Directions

BN7 1UR

what3words: ///hurls.marzipan.apron

General

Local Authority: Lewes District Council

Services: All mains services

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

Council Tax: Rhyllstone - Band C

EPC Rating: Rhyllstone - Band F



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

□ Denotes restricted head height

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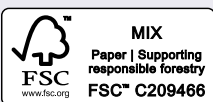
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