



Hollis Street Farm

Ninfield Road, Ninfield, Battle, East Sussex, TN39 5JS

Batcheller
Monkhouse

HOLLIS STREET FARM

A stunning Grade II* Listed period house, beautifully presented and sympathetically updated, together with a group of traditional farm buildings including a fine old Sussex Barn, and set amidst the most beautiful gardens and grounds - in all about 7.4 acres

- Entrance Hall
- Study
- Sitting Room
- Drawing Room
- Panelled Dining Room
- Long Central Hall
- Cellar
- Kitchen/Breakfast/Family Room with inglenook fireplace
- Rear Hall
- Cloakroom
- Utility/Boot Room
- Principal Bedroom with en suite Bathroom
- 5 further Bedrooms
- 4 further Bathrooms (3 en suite)
- Heated Swimming Pool
- Garden Room/Playroom with Kitchen
- Sussex Barn 36'6 x 21
- Further Traditional Building 51' x 13'
- Three Bay open fronted Cart Lodge garaging
- 2 further Outbuildings
- Beautiful Garden, Grounds, Paddock and Field
- In all about 7.4 acres

AMENITIES

Located in open countryside adjoining farmland, set back and well screened from the road about 1 mile from Ninfield village, which has a general store/post office, church and village hall.

The historic town of Battle with a broad range of shops and restaurants as well as a mainline station (London Bridge/Charing Cross) is about 5 miles whilst the coast at Bexhill-on-Sea and Eastbourne is some 4 and 11 miles respectively.

There are several state/private schools within reach including Ninfield Primary School; Claverham Community College and Battle Abbey at Battle; Bede's at Upper Dicker; Eastbourne College and Moira House at Eastbourne.

DESCRIPTION

Hollis Street Farm is an exceptionally fine example of a Grade II* Listed period house dating from the 17th century or earlier, the elevations being brick, part tile hung beneath a tiled roof with the front facade being re-faced in red brick in the 18th century. This portion projects slightly with a painted string course and has a porch with pediments.

The house is steeped in history and was previously owned by the Gilbert Scott family, more recently by Sir Giles Gilbert Scott, OM the English architect known for his work on such structures as Liverpool Cathedral, Waterloo Bridge and Battersea Power Station and for designing the iconic British red telephone box.

The present owners have, over the last few years, undertaken an extensive and sympathetic programme of refurbishment including replacement of the roof, installation of a new plumbing and heating system, the wiring updated, the creation of three bathrooms and a two storey extension to form a rear hall and utility/boot room arrangement from the kitchen, with principal bedroom above. The well-known architect, Stephen Langer B.Sc Dipl.Arch.(UCL) R.I.B.A. has overseen all this work and Hollis Street Farm now forms a beautifully presented and tastefully upgraded home.

The wood panelled study has an open fireplace and a double archway leading through to the sitting room with wood burner. The dining room





is fully panelled and the drawing room has an inglenook fireplace and a door to the garden. The kitchen/breakfast/family room also has an inglenook fireplace and there is an excellent cellar.

The principal bedroom has an en suite bathroom and there five further bedrooms and four additional bathrooms, three of which are en suite. There is oil fired central heating and some secondary double glazing.

THE OUTBUILDINGS

These form a most attractive group of period former farm buildings. Three are grouped around the heated swimming pool 28' x 13'10 with wide paved surround and additional area for sunbathing. This part of the garden forms a very sheltered and private setting ideal for entertaining.

The period buildings comprise: timber framed Sussex barn 36'6 x 21', the elevations being rendered at the southern end, part paved floor, pair of double doors at full height on two sides; Long Barn 40' x 15', brick and tile, comprising garden room/playroom 30' x 15'5 with kitchen 15'9 x 9'2. Open fronted 4-bay brick and tile building 31'7 x 12'4 with paved floor and used for "summer lunches". Machinery store 19'4 x 13'4.

GARDENS AND GROUNDS

These form a really wonderful, mature setting for this Grade II* Listed house and over the years have been formed into interesting individual areas divided by old brick walls, established hedges and brick paths.

There is a gravel drive approach and parking space in front of a 3-bay open fronted cart lodge garage 25'9 x 18. A brick path leads from the cart lodge to the garden immediately at the rear of the house with doors opening from the drawing room and utility/boot room. This garden is very private, hedge enclosed with lawn, old brick paths and delightful brick courtyard. Brick and tile garden store 14'6 x 11'7 with attached greenhouse.

The front garden is wall enclosed and has a central brick path flanked on either side by lawns and flower/shrub borders. Wrought iron entrance gates lead to the driveway and to the side garden where there is a further large formal lawn enclosed on three sides by high brick walls, one of which has an herbaceous border and features a fine Blue Cedar and old fig trees. Adjacent to this is a sheltered area prepared as a lawn tennis court.

Wrought iron gates lead into the rear part of the garden where there is a further stretch of formal lawn with herbaceous and shrub borders surrounded by established beech, yew and laurel hedges and featuring a magnolia tree, together with a vegetable/flower garden contained within 6 individual beds. To one side is a brick and timber framed Greenhouse 15' x 10'. Summerhouse and further brick and tile Workshop with glazed sink.





The remaining grounds have been laid out in a park-like manner with a mixed selection of established trees including horse chestnut, beech, oak, silver birch and copper beech. In addition there is one paddock with additional access onto the side farm lane.

On the opposite side of the garden is a further 2.8 acres of arable field. In all about 7.4 acres.

DIRECTIONS

From Battle proceed in a southerly direction through Catsfield and on reaching the T-junction at Ninfield opposite the Kings Head public house turn left onto the A271 towards Bexhill-on-Sea. Continue for a further 0.7 of a mile and the entrance to Hollis Street Farm will be found on the right.



Additional Information:

Local Authority: Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX Telephone: 01892 602010 www.wealden.gov.uk

Services (not checked or tested): Mains electricity, water and drainage. No mains gas. Oil fired central heating.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX 212656



PRICE GUIDE

£1,100,000-£1,300,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

London
Mayfair Office

mayfair@batchellermonkhouse.com



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APPROX. GROSS INTERNAL FLOOR AREA 4343 SQ FT 403.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS)



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