



**Moloney**  
COUNTRY PROPERTY



## WILDINGS, BEALES LANE, NORTHIAM, EAST SUSSEX. TN31 6LW

A DETACHED, HISTORIC GRADE II LISTED HOUSE, WITH AN ABUNDANCE OF CHARACTER FEATURES INCLUDING LARGE INGLENOOK FIREPLACE, ORIGINAL DOORS AND EXTENSIVE EXPOSED OAK TIMBERS, LOCATED ON THE RURAL OUTSKIRTS OF THE VILLAGE, ENJOYING FAR REACHING COUNTRYSIDE VIEWS. SITTING ROOM, RECEPTION 2, DINING ROOM, KITCHEN, UTILITY ROOM, 2 BEDROOMS, BATHROOM & 2 ATTIC BEDROOMS. SUPERB EQUESTRIAN FACILITIES INCLUDING 60M X 20M MANEGE, STABLE YARD & Paddock. BEAUTIFULLY MAINTAINED GARDENS, BELIEVED TO MEASURE 1.75 ACRES IN TOTAL (TBV). ALONG WITH A DETACHED BARN, SUITABLE FOR ANNEXE ACCOMMODATION OR WITH INCOME POTENTIAL (STP) AVAILABLE BY SEPARATE NEGOTIATION.

ACCOMMODATION LIST: PORCH, HALL, SITTING ROOM, RECEPTION ROOM 2, DINING ROOM, KITCHEN, UTILITY ROOM. STAIRS TO FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, BATHROOM. SPLIT STAIRCASE TO 2 ATTIC BEDROOMS. STABLE YARD COMPRISING DOUBLE STABLE/WORKSHOP, 4 STABLES, FEED/TACK ROOM, WC/UTILITY ROOM. MANEGE 60M X 20'M, Paddock. GARDEN, PARKING. BELIEVED TO MEASURE 1.75 ACRES (TBV), OFCH.



Side door to:

**UTILITY ROOM/BOOT ROOM:** Windows to front end side. Worcester oil fired boiler. Plumbing for washing machine. Door to:

**KITCHEN:** Windows enjoying views over the garden and land to the rear. Extensive exposed timbers. Yorkshire stone sink on brick plinth, wooden drainer to side. Cupboard and drawer unit with tiled worktop over, dresser. Space for further freestanding furniture. Plumbing for dishwasher, electric cooker point. Stone floor. Open studwork to:

**DINING ROOM:** Windows to front and side. Extensive exposed timbers, exposed brick wall, stone floor. Wall light points. Step up to:

**HALL:** Understairs cupboard. Stone floor. Curtained divide to porch.

AGENTS NOTE: the front door has been blocked off but could easily be reinstated if required.

**SITTING ROOM:** Window to the front, doors opening out to the rear terrace. Large exposed brick inglenook fireplace with bressummer beam over with fire basket on brick hearth with canopy over. TV point. Extensive exposed wall and ceiling timbers. Stone floor. Door to staircase to the first floor. Open studwork with step up to:

**RECEPTION TWO:** Triple aspect with windows to the front, side and rear. Stone floor. Part sloping ceiling with extensive exposed timbers.

**GUIDE PRICE £925,000**



Stairs with wooden handrail to:

**FIRST FLOOR LANDING** Window to the front. Extensive exposed wall and ceiling timbers. Door to staircase to the second floor.

**BEDROOM ONE:** Windows to the front. Exposed timbers, exposed brick fireplace, inset with cast iron stove on brick hearth. Wall light points.

**BATHROOM:** Double aspect with windows to front and side. Extensive exposed timbers. Fitted with suite comprising WC, bidet, hand basin set into tiled surround with shelved storage below, mirror and light over, handled bath with telephone shower over. Cork tiled floor. Wall light point.

**BEDROOM TWO:** Window to side enjoying far reaching views. Extensive exposed timbers, exposed brick chimney breast. Wardrobe cupboard with hanging rail and shelves, linen cupboard.

Door to split staircase to the second floor small landing.

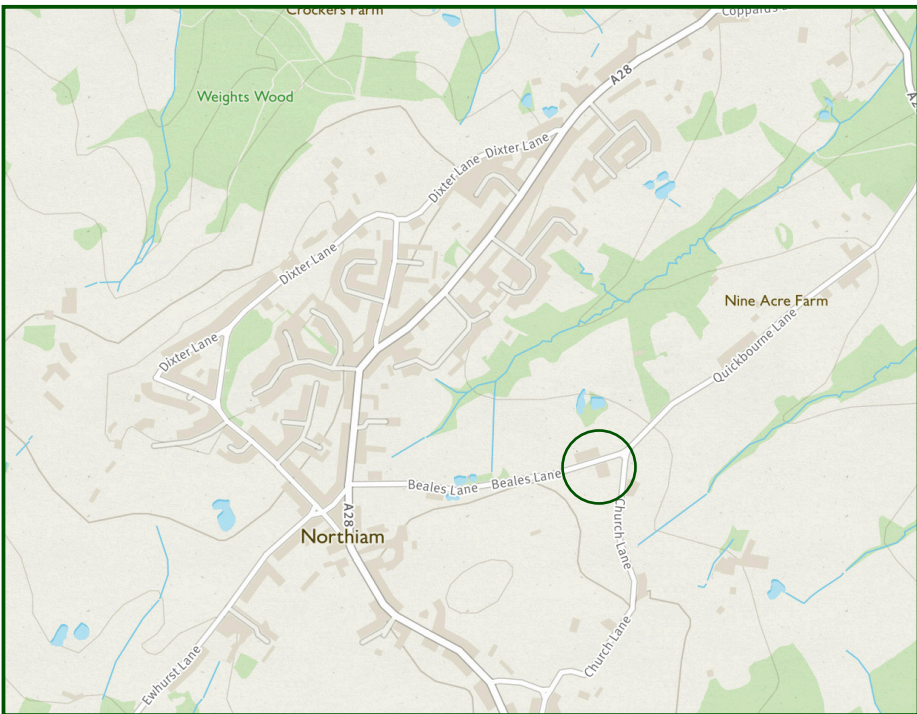
**ATTIC BEDROOM ONE:** Small window to the front and window to side. Storage shelves.

**ATTIC BEDROOM TWO:** Window to side. Sloping ceiling, loft hatch. Extensive exposed timbers. Storage cupboard.

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**OUTSIDE:** A wooden vehicular gate gives access to a gravelled courtyard leading to stable yard comprising double stable, (currently used as a workshop) 4 further stables, one with direct access into the paddock and feed/tack store along with a covered area with access to cloakroom/utility room with plumbing for a washing machine. The manege, measuring 60m x 20m is accessed from the drive with the paddock to the side.

A gated stepping stone pathway leads from the yard to the house, beautifully maintained gardens are mainly laid to lawn with paved and brick terrace for al-fresco dining with 2 timber stores and greenhouse. The garden is completely enclosed with post and rail stock fenced boundary to the rear with gate into the paddock, and hedged boundary to the front, a pedestrian gate in the front hedge, which is not currently in use could be restored to provide access to the front door if required. Gardens and grounds believed to measure 1.75 acre (tbv) in total. A detached barn, sitting in its own grounds, considered suitable as annexe or income producing accommodation (stp) is available by separate negotiation.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**AGENTS NOTE:** There is a public footpath to the right of the boundary of the manege.

**SERVICES:** Mains water & electricity are connected. Private drainage. Oil fired central heating.

**FLOOR AREA:** 159m<sup>2</sup> ( 1,712 ft<sup>2</sup>) house only, approx. (excludes loose boxes, tack room & feed store).

**EPC RATING :** 'N/A'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street.

The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

**DIRECTIONS:** Travelling north on the A28 through Northiam, turn right into Beales Lane just after Dexter Rd on the left. Wildings will be found on the right, just before the junction with Church Lane the right hand side.

**What3Words (Location):** [///treatment.scornful.goals](https://www.what3words.com/#!/treatment.scornful.goals)

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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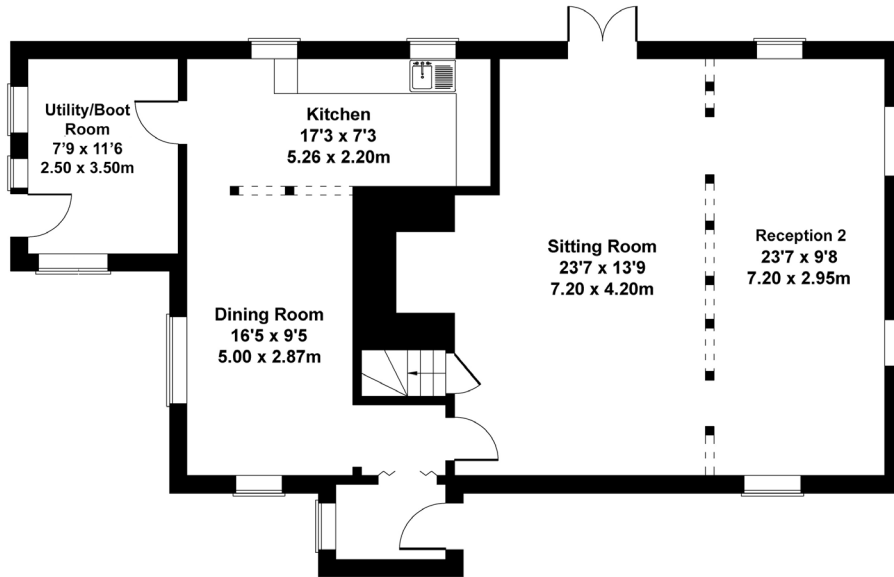
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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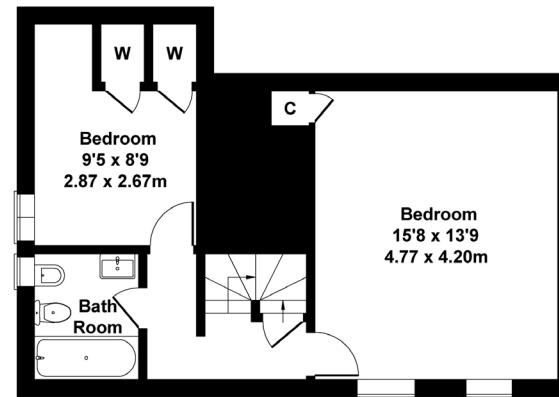
**TELEPHONE: 01797 253000 or 01580 212828**

## Wildings

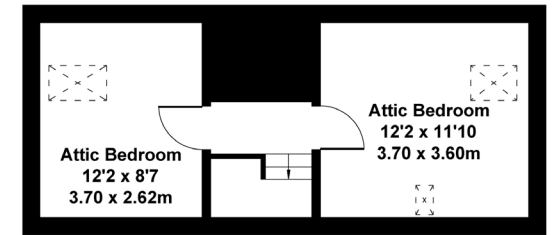
Approximate Gross Internal Area  
1,712sq ft - 159 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.  
For Illustrative Purposes Only.

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