

btf

Land & Property Experts



**BIVELHAM FORGE FARM OAST
WITHERENDEN ROAD, MAYFIELD, EAST SUSSEX TN19 7JN**

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WITHERENDEN ROAD
MAYFIELD
EAST SUSSEX
TN19 7JN**

Stonegate (MLS)	-	2.2 miles
Mayfield	-	3.7 miles
Wadhurst	-	5.7 miles
Tunbridge Wells	-	12 miles

A converted Grade II Listed Oast House with its own vineyard. Located on the edge of an ancient woodland within the High Weald AONB.

- Four/five-bedroom converted Oast House
- Stunning rural location
- Private Vineyard
- Woodland with understorey of spectacular bluebells
- Extending in all to approximately 2.45 acres

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £1,500,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

Although Bivelham Forge Farm Oast is located within a truly rural and unspoilt part of East Sussex, it is only 2.2 miles from the mainline railway station at Stonegate, which provides regular and direct services into London. Journey times into Charing Cross take approximately 70 minutes.

The villages of Mayfield and Ticehurst are approximately 3.7 and 5.7 miles distant respectively, and the town of Tunbridge Wells is approximately 12 miles to the north-west.



DESCRIPTION AND BRIEF HISTORY

It is believed that the original Oast House was built in around 1850, when the property formed part of the Glynde Estate.

Since their purchase in 2011 the vendors have sympathetically extended the dwelling by adding a second roundel to the north-eastern elevation and a contemporary single storey extension to the north-western elevation.

The property extends in all to approximately 2.45 acres, and briefly comprises:

THE OAST HOUSE

The detached Oast House is of brick and weatherboard elevations beneath a tiled roof and traditional cowl.

The accommodation, which benefits from oil-fired central heating, including underfloor heating in the kitchen, tiled

floors throughout on the ground floor and exposed wooden floorboards to all the first-floor bedrooms, briefly comprises:

GROUND FLOOR

Entrance Hall with understairs storage cupboard, and an Oak staircase to the **First Floor**.

Living Room/Bedroom 5 (within roundel) with fitted bookshelves.

Sitting Room (within roundel) with wood burning stove. Open doorway to:

Garden Room with bifold glazed doors, glazed ceiling panels, and a glazed single door to outside. Open plan through to:

Kitchen and Breakfast Room with granite worktops, inset ceramic sink, matching base and wall-mounted storage units, integral electric oven with hob set into worktop above. Central island with storage cupboards beneath a granite worktop.

Shower Room with walk-in shower, wash basin set into vanity unit, and W.C.





FIRST FLOOR

Landing with doors leading to:

Bedroom 1 with exposed wooden floorboards and built-in hanging cupboards. En-suite with tiled floor and fully tiled walls, walk-in shower, wash basin set into vanity unit, and W.C.

Bedroom 2 (within roundel) with fitted bookshelves.

Bedroom 3 (within roundel) currently used as a Study with fitted bookshelves and storage cupboards.

Bedroom 4

Family Bathroom with tiled floor, 'Jacuzzi style' bath with wall-mounted shower attachment, pedestal wash basin, and W.C.

OUTSIDE

THE GARDEN

The garden surrounding the Oast House is predominantly lawn, with raised growing beds to the north, and a **Greenhouse** to the north-east. The garden also benefits from paved pathways and seating areas. The parking area to the south-east elevation benefits from an adjacent detached timber-framed double **Garage**.

THE LAND

The current owners have created a Vineyard by planting 500 vines, 250 of the Sauvignier Gris variety, and 250 of Johanniter. The fence-enclosed vineyard, which extends to approximately half an acre, is located on a gentle south-facing slope to the west of the Oast House and garden.



In addition to the Vineyard and garden, the property also benefits from approximately one acre of Ancient Woodland, which displays a spectacular carpet of Bluebells in the Spring.

LOCAL AUTHORITY

Wealden District Council.

COUNCIL TAX

Band F

DIRECTIONS

Heading east on Mayfield village High Street turn right by the car sales showroom (Mayfield Garage) to Fletching Street. After 0.3 miles, turn right to East Street (signposted Broad Oak and Witherenden). Continue for 0.9 miles and then turn left to Witherenden Road. Continue on Witherenden Road for approximately 2.2 miles, whereafter the entrance to the shared farm drive will be found on the left-hand side. Continue along the farm drive, bearing right at the junction (approximately 300 yards/ 277m). Drive through the farmyard (bearing left at the entrance to the farmhouse) and the gateway leading to the Oast House will be found ahead of you.

What3Words: invite.rewrites.villas (farm drive entrance)

SERVICES

Mains electricity and water, private drainage.

TENURE

The property is to be sold freehold with vacant possession.

EPC RATING

Band D

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not.

PLANS

the plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.



AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

PURCHASER IDENTIFICATION

In accordance with Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

**BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**

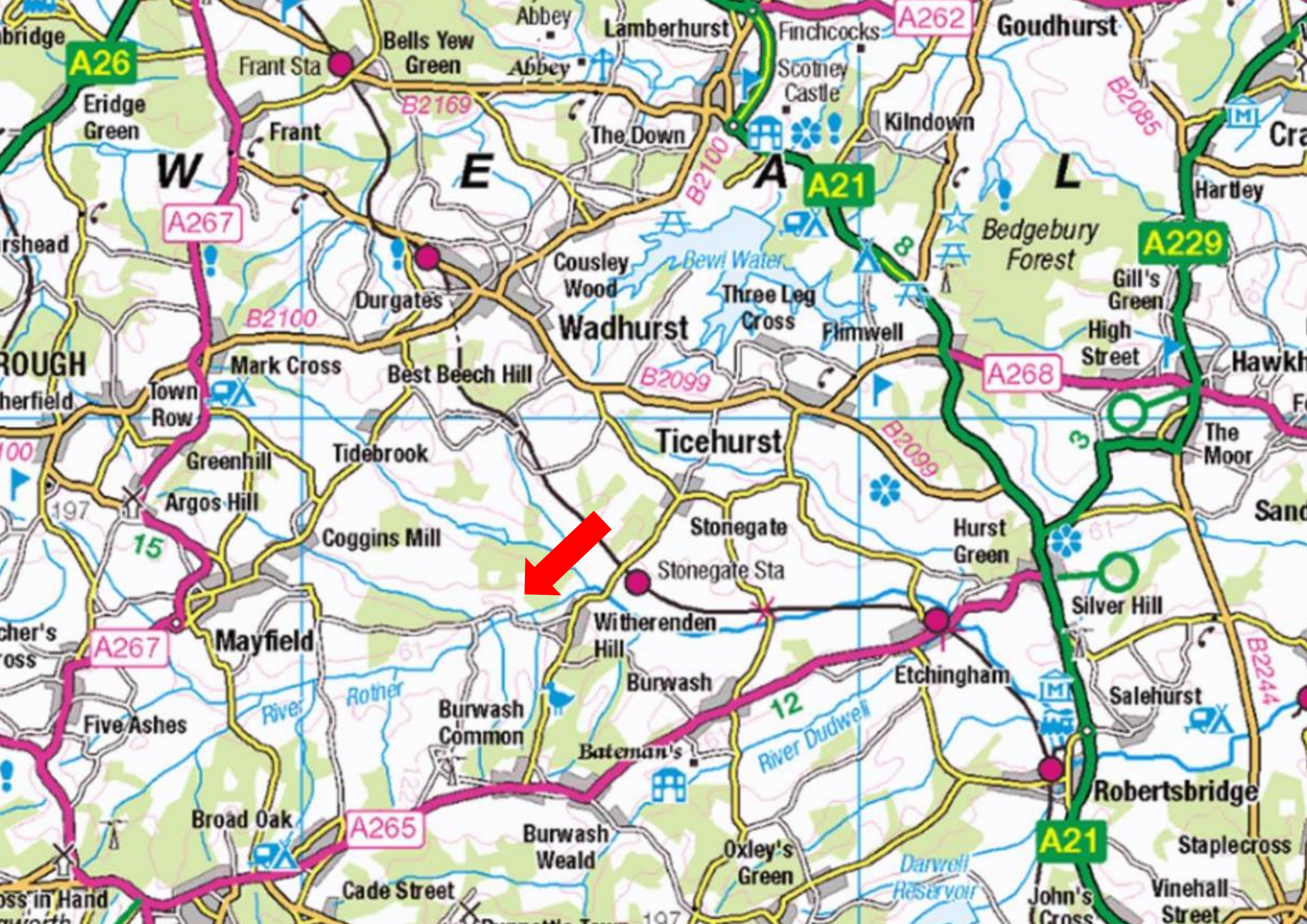


Bivelham Forge

Farm Oast

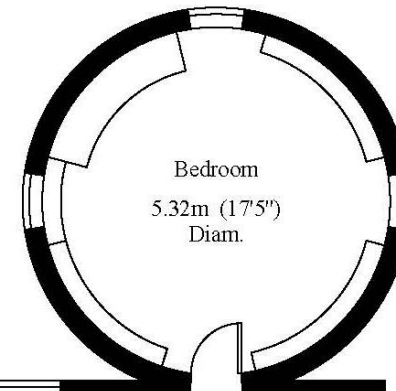
Pond

Bivelham
Forge
Farm

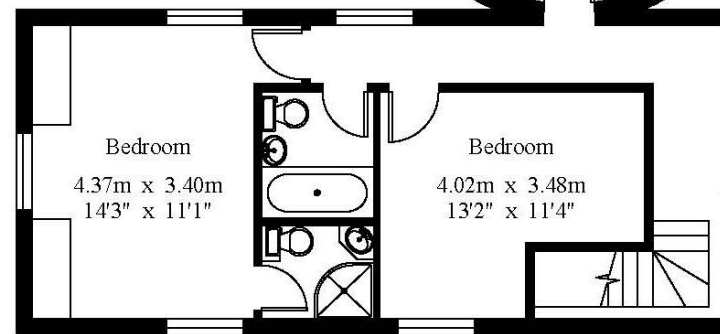


Bivelham Forge Farm Oast

Gross Internal Area : 201.5 sq.m (2,168 sq.ft.)



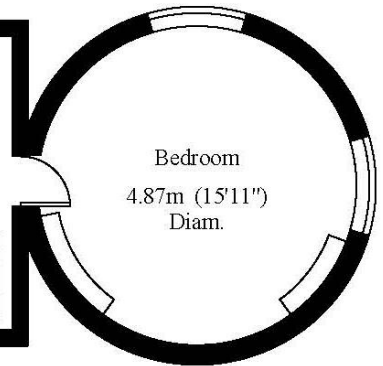
Bedroom
5.32m (17'5")
Diam.



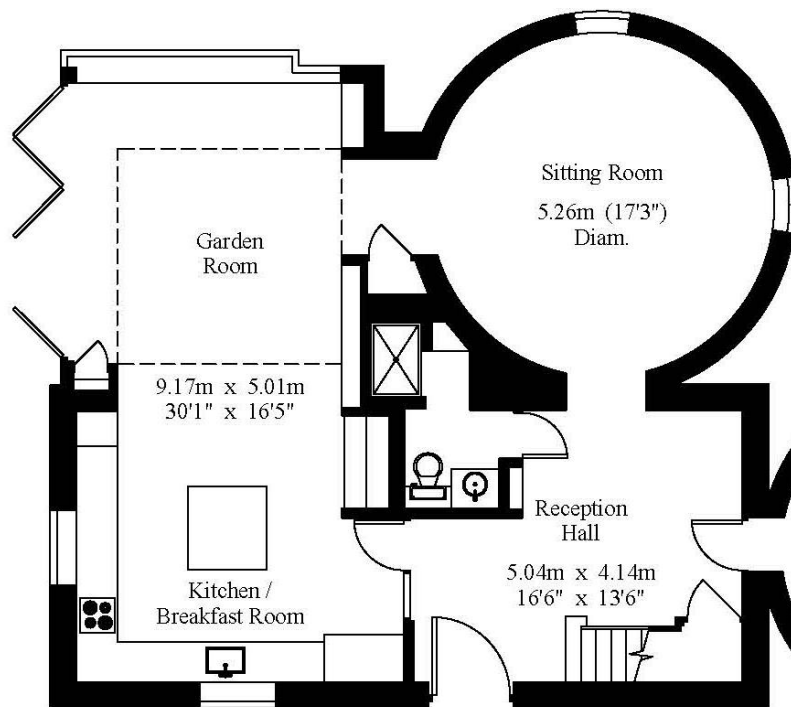
First Floor

Bedroom
4.37m x 3.40m
14'3" x 11'1"

Bedroom
4.02m x 3.48m
13'2" x 11'4"



Bedroom
4.87m (15'11")
Diam.



Ground Floor

Garden Room

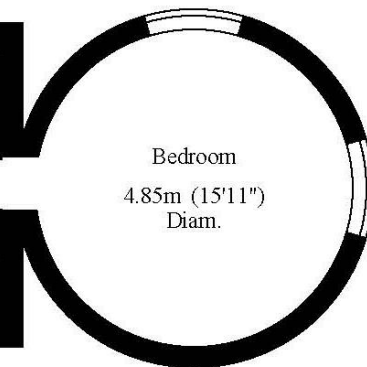
Sitting Room
5.26m (17'3")
Diam.

9.17m x 5.01m
30'1" x 16'5"

Kitchen /
Breakfast Room

Reception
Hall

5.04m x 4.14m
16'6" x 13'6"



Bedroom
4.85m (15'11")
Diam.



For Identification Purposes Only.

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