

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is set off a minor country lane and then down a shared farm track, well away from passing traffic, in the High Weald Area of Outstanding Natural Beauty. The villages of Sedlescombe (2 miles) and Westfield (1 mile) are close by, with the latter having local amenities including a pub, a village store and Post Office, a church, a butcher's, a doctor's surgery and a primary school. Hastings town centre is less than five miles away with a selection of independent high street shops, various leisure facilities and access to multiple supermarkets. Schooling in the area includes state secondary schools in Hastings and independent schools including Claremont School, Battle Abbey School and Buckswood School. The area is well connected by road with the A21 less than a mile away. Mainline rail services are available from Hastings and Battle (5 miles), providing regular services to London Charing Cross and London Bridge.

Hoads Farm is a very appealing and beautifully appointed unlisted detached farmhouse of great character with exposed timber framing and natural stone walls, which has sympathetically extended and updated to a high standard. The external elevations are of mellow brick beneath a pitched tiled roof and the accommodation is arranged over two levels, as shown on the floor plan.

A stable door opens into an entrance hall with a flagstone floor, exposed brickwork to one wall and a cupboard beneath stairs. The sitting room, which is divided from the dining room by the double-sided brick-built central fireplace with a woodburning stove, has exposed ceiling beams and natural stone work to one wall. From the dining area, a wide opening lead to the light and airy garden room with French doors to the terrace and garden. There is also a double aspect study with French doors to the garden and a side hall/boot room with coat hanging space, work surface with cupboard under and door to the garden.

The kitchen/breakfast room, which has a stone floor and a part glazed stable door to an oak-framed porch, has a range of shaker style cabinets comprising cupboards, dresser and drawers beneath wood work surfaces with a glazed sink, a reclaimed wood breakfast bar, Cookmaster electric range with two ovens, 5 hotplates and a filter hood above. Adjacent is a utility area with plumbing for washing machine and dishwasher and a panelled cloakroom with a counter top wash basin and WC.

A turned staircase with an oak balustrade and handrail leads to the first-floor landing with exposed studwork to one wall. The principal bedroom has a range of wardrobe cupboards, double doors to a balcony, and a fully tiled en suite shower room with a walk-in rain shower, basin with vanity cupboards and WC. There are three further double bedrooms, one of which has a Jack and Jill door to the family bath/shower room with a freestanding roll top bath, walk-in shower, wash basin with pine cupboard beneath and WC.

Outside: From the farm lane, the driveway opens into a parking area for multiple vehicles and concrete yard with a substantial purpose-built barn comprising four large loose boxes and a tack room/feed store. In addition, there is a timber workshop 19'7 x 13'8 and attached store 11'3 x 10'11 together with an open-fronted machinery store/wood shed. The landscaped gardens are set down to areas of lawn with fruit, bay and olive trees, mature specimen trees including robinia and catalpa and a wide paved terrace adjacent to the house with raised beds and burgeoning borders planted with verbena, lavender, Californian poppies, iris, honeysuckle, geraniums, climbing roses, stachys lanata, wisteria, ox-eye daisies and ornamental grasses. To one corner is a detached former summerhouse which has been converted to provide an open plan living room/bedroom/kitchenette with a wood burner, together with a shower room with basin, shower and WC. Beyond the gardens are four paddocks with water connected. In all approaching 8 acres.



Guide price: £1,250,000 Freehold

Hoads Farm, Moat Lane, Sedlescombe, East Sussex TN33 0RY



A beautifully appointed farmhouse, with exposed timber framing and stone work, together with useful outbuildings, enjoying a rural location being set in about 8 acres of gardens and grounds towards the end of a shared private farm lane with southerly views.

- Entrance hall • Sitting room • Dining room • Garden room • Study • Kitchen/breakfast room • Boot room • Cloakroom
- Landing • Principal bedroom with balcony and en suite shower room • Three further double bedrooms • Bath/shower room
- EPC rating D • Annexe • Equestrian facilities • Gardens and grounds of about 8 acres





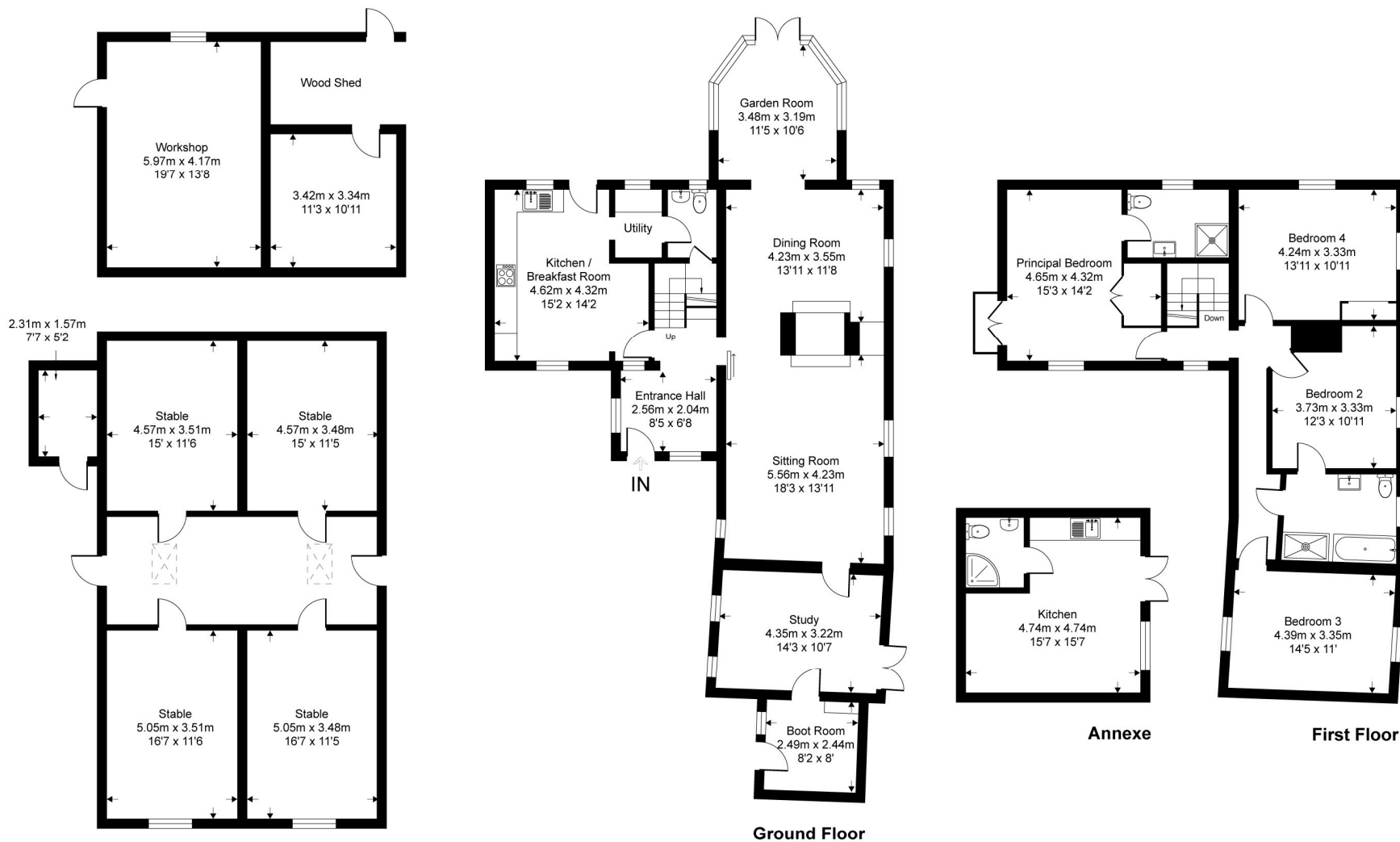
Local Authority: Rother District Council. Council Tax Band F  
Services: Mains electricity, water and drainage. Oil central heating. Partial double glazing  
Predicted mobile phone coverage: EE, Vodafone and 02 (Limited)  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Directions; From Sedlescombe village, join the A21 heading south towards Hastings. Continue for about 2 miles and turn left into Moat Lane. Proceed for about 250 yards and then bear right into a shared unmade farm lane, signposted Hoad Farm, and continue for 150 yards where the entrance to the property will be seen on the left marked "Hoads Farm Farmhouse" before reaching the business units at the very end of the track.



# Hoads Farmhouse

Approximate Gross Internal Area = 222 sq m / 2385 sq ft  
Approximate Outbuildings Internal Area = 134 sq m / 1443 sq ft  
Approximate Total Internal Area = 356 sq m / 3828 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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