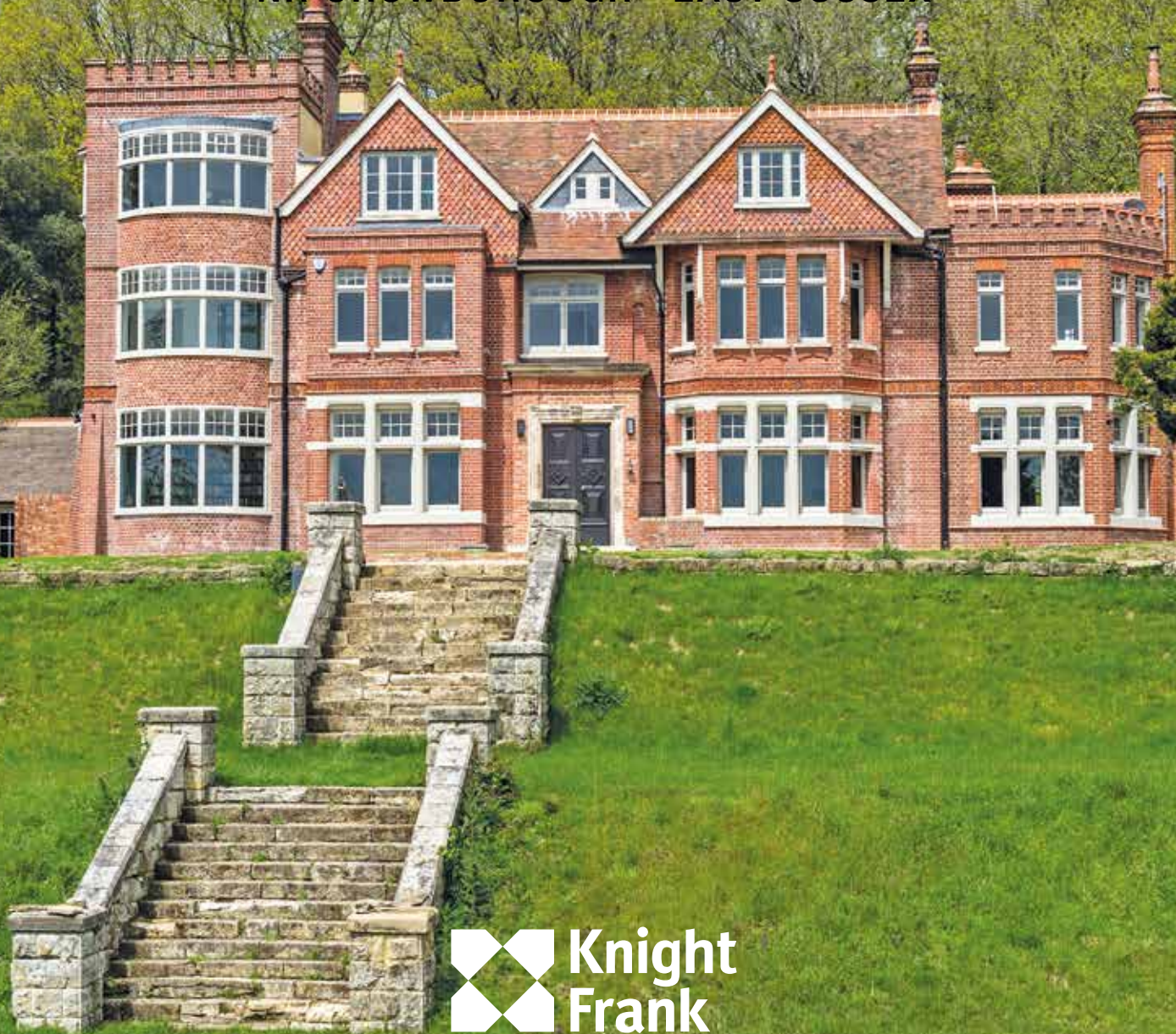


# HIGHWELL HOUSE

NR CROWBOROUGH • EAST SUSSEX



 Knight  
Frank





# HIGHWELL HOUSE

**NR CROWBOROUGH • EAST SUSSEX**

*A superbly renovated country house with stunning views  
over the East Sussex countryside*

## **Accommodation and Amenities**

Reception hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room  
Family room • Study • Utility room • Cloakroom • Cellar

Master bedroom suite with dressing room • 6 further bedrooms • 6 further bathrooms (4 en-suite) • Lookout room  
Staff bedroom, bathroom and sitting room / kitchen, laundry room

Triple garage block • Studio / games room • Stables • Derelict oast house • Derelict greenhouse with cellar

Beautiful gardens and grounds • Pond • Paddock

Gross internal area:

Main house: 839 sq.m (9,028 sq.ft.)

Studio / games room: 42 sq.m (452 sq ft)

Stables: 38 sq.m (409 sq ft)

Garage: 47 sq.m (506 sq ft)

Derelict buildings: 153 sq.m (1,646 sq ft)

Total: 1,119 sq.m (12,041 sq ft)

**In all about 13 acres**

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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation

(All distances and times are approximate)



- Crowborough 2.9 miles
- Tunbridge Wells 9 miles
- Central London 48 miles



- Crowborough train station 1.6 miles - London Bridge from 68 minutes



- Gatwick Airport 24 miles
- Heathrow Airport 61 miles



- M25 (J5) 30 miles



- Uplands Community College, Wadhurst
- Tonbridge School
- Tunbridge Wells Grammar School
- Holmewood House, Tunbridge Wells
- Benenden School
- Marlborough House School, Hawkhurst
- St Ronans, Hawkhurst
- Cranbrook
- St Leonards, Mayfield



- The Neville, Tunbridge Wells
- Dale Hill, Ticehurst
- East Sussex National, Uckfield
- Royal Ashdown, Forest Row



- Lingfield
- Brighton
- Goodwood



- Glyndebourne



- Sailing, fishing, rowing and windsurfing are all available at Bewl Water





## History

- The Manor of Steep, anciently called Parstepe, first dates to 1327 but the present Victorian mansion, originally named Higher Steep, was built in 1890 for Robert H. Halford, a London jeweller and silversmith who lived there with his large extended family and staff including a cook and gardener. The properties passed through various hands and in 1959 was bought by James Francis Walford, the son of a London shipping magnate and an Andalusian Duchess, and his wife Muriel. Having enjoyed a successful career in The City, Mr Walford turned his hand to pottery and ceramics, becoming a founding member of the Craft Potters' Association of Great Britain.
- The house allowed ample room for his passions. Mr Walford wasted little time in setting up a plant nursery, studio and craft pottery at the property and soon established himself as a major authority on orchids and a successful potter. He also painted extensively, being best known for his painstaking illustrations of orchids, although he also produced abstract works in great number. Mr Walford died aged 88 and his wife, alone except for the servants and her visitors, left the now crumbling house for a care home. With no direct heirs to look after the estate, it fell into ruin and was put on the market. The current owners have since sympathetically and lovingly restored the house to its former glory.



## Highwell House

- Highwell House is an exceptional country house occupying an elevated position in the much coveted East Sussex countryside. The house is replete with original features, with many of the materials having been either reclaimed from the original site or especially hand crafted to suit the graceful characteristics and era of the house. The solid oak front door and surrounds have been reclaimed from a French chateau making for a wonderful first impression.
- Internally, the house provides a number of grand and charming reception rooms, which are arranged off the gracious reception hall which retains the original wooden panelling, gorgeous bay window with window seat, re-sculpted cornicing and a large 19th century French chandelier. Every last detail of this house has been meticulously executed with new cornicing and a mix of English and Belgian stone fireplaces throughout. A particular room to note is the generous drawing room with double doors leading through to the sitting room which in turn leads through to the dining room. These three principal reception rooms adjoin each other to create fine entertaining spaces.
- The bespoke hand crafted kitchen/breakfast room features reclaimed English taps and has a range of Siemens appliances including two dishwashers, steam oven, microwave and a multi-oven, as well as pantry. A large freestanding Belgian bluestone sink, carved from a single piece of stone, and worktops add real style to the kitchen. Double doors lead to the beautiful south facing kitchen patio with unique Belgium blue stone tiling and makes for convenient alfresco dining. Adjacent to this area is the games room/studio.
- A family room well placed near to the kitchen / breakfast room and large utility room with gardener's loo, rear double butler sinks and Belgian bluestone flooring complete the ground floor accommodation. Much of the ground floor has a mixture of antiqued oak flooring and oak parquet flooring. From the kitchen, an exceptional handmade oak staircase with reclaimed metal French balustrades leads up to the 'staff quarters' of the house and rear landing.











- From the main reception hall the impressive restored solid oak staircase sweeps up to a wide galleried landing giving access to the equally spacious bedroom accommodation. Three principal bedroom suites enjoy the south and west aspects of the gardens and far reaching views beyond. Of particular charm is the large bay window and solid oak Victorian fireplace in the master bedroom, stone flagstone flooring and steam shower in the master bathroom and bay window in the second bedroom. There are two further bedrooms, two further fabulous bespoke bathrooms complete with Lefroy Brooks fittings, original French sinks and basins and Fired Earth tiles. The staff sitting room / kitchen, bedroom and bathroom finish the first floor.
- From the landing a staircase leads up to the equally impressive second floor accommodation which comprises two double bedrooms, two bathrooms and an attic room. From the landing, a secondary staircase leads up to a lookout room in the turret, boasting stunning far reaching south western views.







**Approximate Gross Internal Floor Area**

- House: 839 sq.m. / 9,028 sq.ft.
- Garage: 47 sq.m. / 506 sq.ft.
- Studio/Games Room: 42 sq.m. / 452 sq.ft.
- Stables: 38 sq.m. / 409 sq.ft.
- Derelict Oast House: 59 sq.m. / 635 sq.ft.
- Derelict Greenhouse: 94 sq.m. / 1,011 sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



### Gardens and grounds

- Highwell House is approached off a quiet country lane via imposing reclaimed wrought iron Belgian gates with gate posts. The gravelled rhododendron lined drive culminates at a turning circle at the front of the house where attention is drawn to the attractive front façade and far reaching views opposite, completing the grand approach and superb sense of arrival.
- There is a fantastic array of outbuildings, which offer vast potential. From the main entrance, a second drive forks to the left where there is further parking and a garage block comprising two open bay garages and garage. This track continues up through the endearing woodland to the derelict greenhouse via the derelict oast house and stables, both of which could make excellent further accommodation and entertaining areas. There is also a bluebell wood.
- To the front of the house original, wide solid stone steps, flanked either side by expanses of lawn, arrive at the pond which features an island, and is surrounded by further lawn. Directly to the east of the house a black slate terrace makes for further outside dining/entertaining with a reclaimed brick path to the rear where there is a pottager garden with raised beds.

# Highwell House



Total Area - 13.15 acres approx.

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**Land Use:**

Pasture	Orchard
Arable	Heathland
Game Cover	Rocks / Boulders
Woodland	Building (Residential)
Scrub / Misc	Building / Structure (Agricultural)
Verges / Misc	Gardens
Water	Road / Track

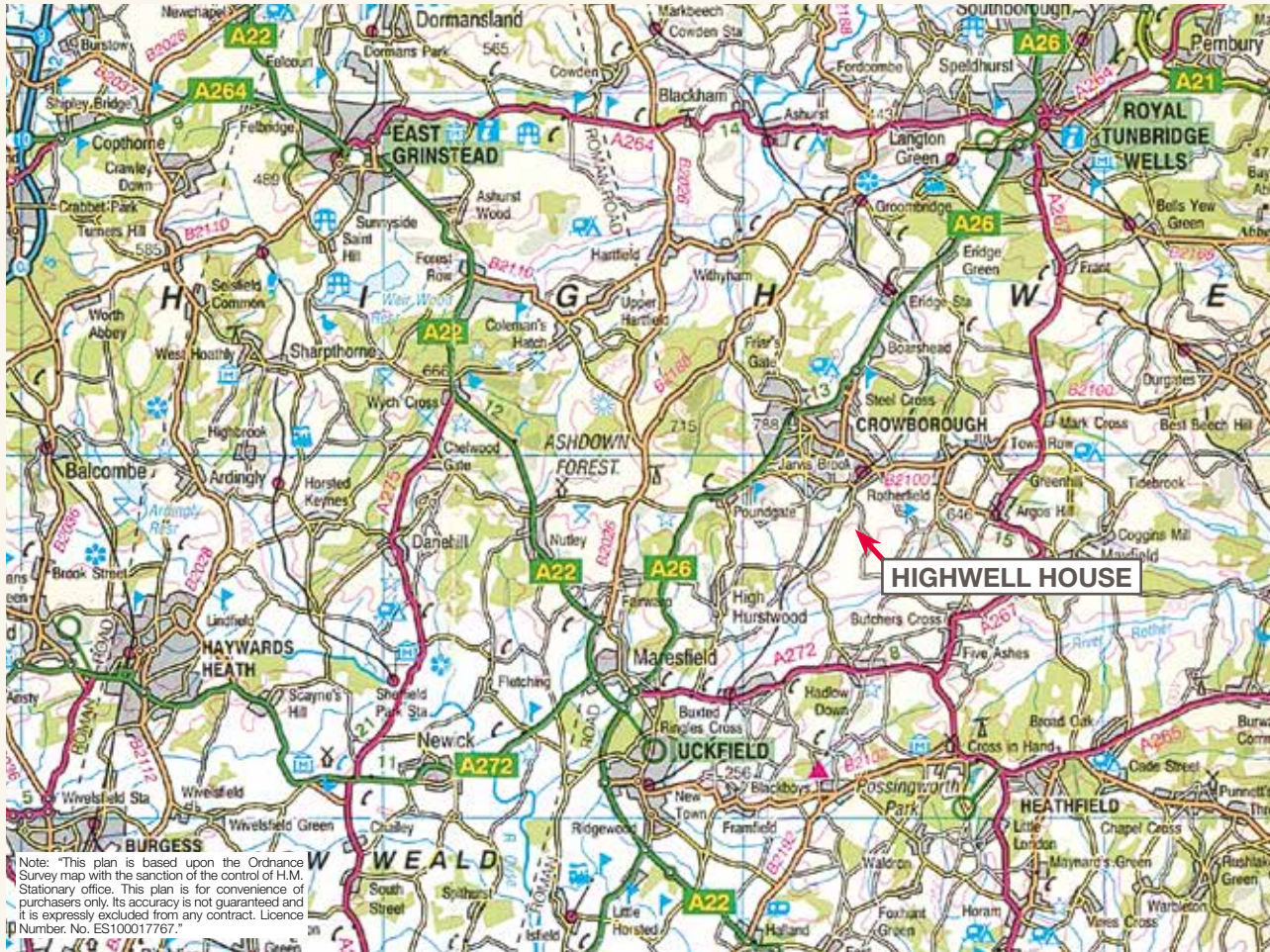
NB: If field & building type are unknown - assumed pasture & residential



Date: 14:04:15  
 Drawn By: MMcC  
 Scale: 1:2000 @ A4  
 Plan Ref:

Title: Highwell House

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### Planning Permission

There is approved planning permission to build an indoor pool and gym complex with internal walkway from the house adjacent to the kitchen patio. This is found under the former house name (WD/2014/0135/F).

There is also approved planning permission to create an orangery off the sitting room on the East side of the house (WD/2014/0092/F).

### Services

The property has LPG gas fired central heating, provided by a tank to half way up the drive.

There is mains water and electricity and private drainage.

### Local authority

Wealden District Council 01892 653311

### Directions (TN6 3RX)

From Junction 5 of the M25 take the A21 southbound towards Tonbridge. After 9.5 miles turn right at the roundabout onto the A26 (London Road) towards Tunbridge Wells. After 4.5 miles and after having passed Tunbridge Wells train station, bear right onto the A26 (London Road and then Eridge Road) and continue for 5.4 miles, passing through Eridge Green. At the roundabout bear left, and shortly after turn left onto Palesgate Lane. At the T-Junction turn right onto the B2100 (Rotherfield Road), and shortly after turn left onto Western Road. After half a mile turn left onto Hadlow Down Road, then left onto Steep Road and the entrance to Highwell House will be found on the left after 0.7 of a mile.

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