

COES HALL

ROTHERFIELD • EAST SUSSEX







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Rotherfield 2 miles • Tunbridge Wells 9.8 miles (London Canon Street 52 minutes)
Wadhurst 8 miles (London Canon Street 62 minutes) • Gatwick 26.5 miles • Central London 52.1 miles
(Distances and time approximate)

A beautiful country house in an idyllic setting with wonderful rural views

Entrance hall • Drawing room • Dining hall • Kitchen • Breakfast room • Sitting room/Cinema • Garden room
Sun Room • Family room • Second kitchen • Cellar

Master bedroom suite with bathroom and 2 dressing rooms • 5 further bedroom suites

Indoor swimming pool • Gymnasium • Sauna

2 staff/guest flats, each with 2 bedrooms, bathroom, sitting room and kitchen

Stabling • 5 bay garage • Estate office • Extensive garden stores
Substantial entertainment room • Billiard room

Orangery with kitchen and shower room

Cottage with kitchen, sitting room, bedroom and bathroom

Immaculate garden • 2 walled gardens • Italian garden • Tennis court
Post and rail paddocks • Lake and parkland

In all about 49.63 acres

For sale freehold

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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.





East Sussex

Coes Hall is situated just south of the pretty village of Rotherfield, set in the heart of the High Wealden designated Area of Outstanding Natural Beauty, in wonderful rolling countryside. The village provides all daily needs and includes a shop and a pub with nearby Tunbridge Wells offering more extensive facilities. The area is well served with road and rail links with easy access via the A26 to Tunbridge Wells, the M25 and the A22 to the south coast.

Situation



- There is a train service from Wadhurst (8.2 miles) and Tunbridge Wells (9.5 miles) to London Cannon Street.



- M25 (Junction 5) 25.4 miles away.



- Gatwick Airport is under 1 hour away.



- There is an excellent range of independent schools in the area, including St Leonards Convent School for girls, Temple Grove at Herons Ghyll, Homeward House Preparatory School at Tunbridge Wells and St Bedes at Upper Dicker.



- Golf at Dewlands Manor, Rotherfield, Nevill Golf Club at Tunbridge Wells, The Royal Ashdown at Forest Row and The East Sussex National at Uckfield.



- Racing can be enjoyed at Goodwood, Lingfield and Brighton.



- Sailing and fishing at nearby Bewl Water or on the south coast.





Coes Hall

Parts of Coes Hall dates from the 15th century and are Grade II Listed. The house has been extended over the years with the majority completed in the late 20th century. Set on three sides of a sunken formal garden featuring a beautiful fountain, Coes Hall has flexible accommodation, the majority of which enjoys beautiful views of the surrounding gardens, parkland and rolling countryside. The property is constructed of part brick and rendered elevations with exposed timbers and a mixture of attractive thatched and tiled roofs.

The entrance hall links the ground floor, with the older section to the south, the newer addition to the west and a beautiful circular garden room to the east, in the form of a rondavel, that enjoys wonderful views over the garden and lake.

The 15th century portion comprises a kitchen with larder, breakfast room, family room and 2 bedroom suites, all rooms enjoy wonderful views down the valley, over the paddocks to woodland beyond.

The later addition is light and spacious with the master bedroom with bathroom and two dressing rooms positioned over the large drawing room. In addition, there is a further sun room, dining hall and sitting/cinema room which leads to 3 further bedroom suites.

The layout of the accommodation can be seen on the enclosed floor plans.



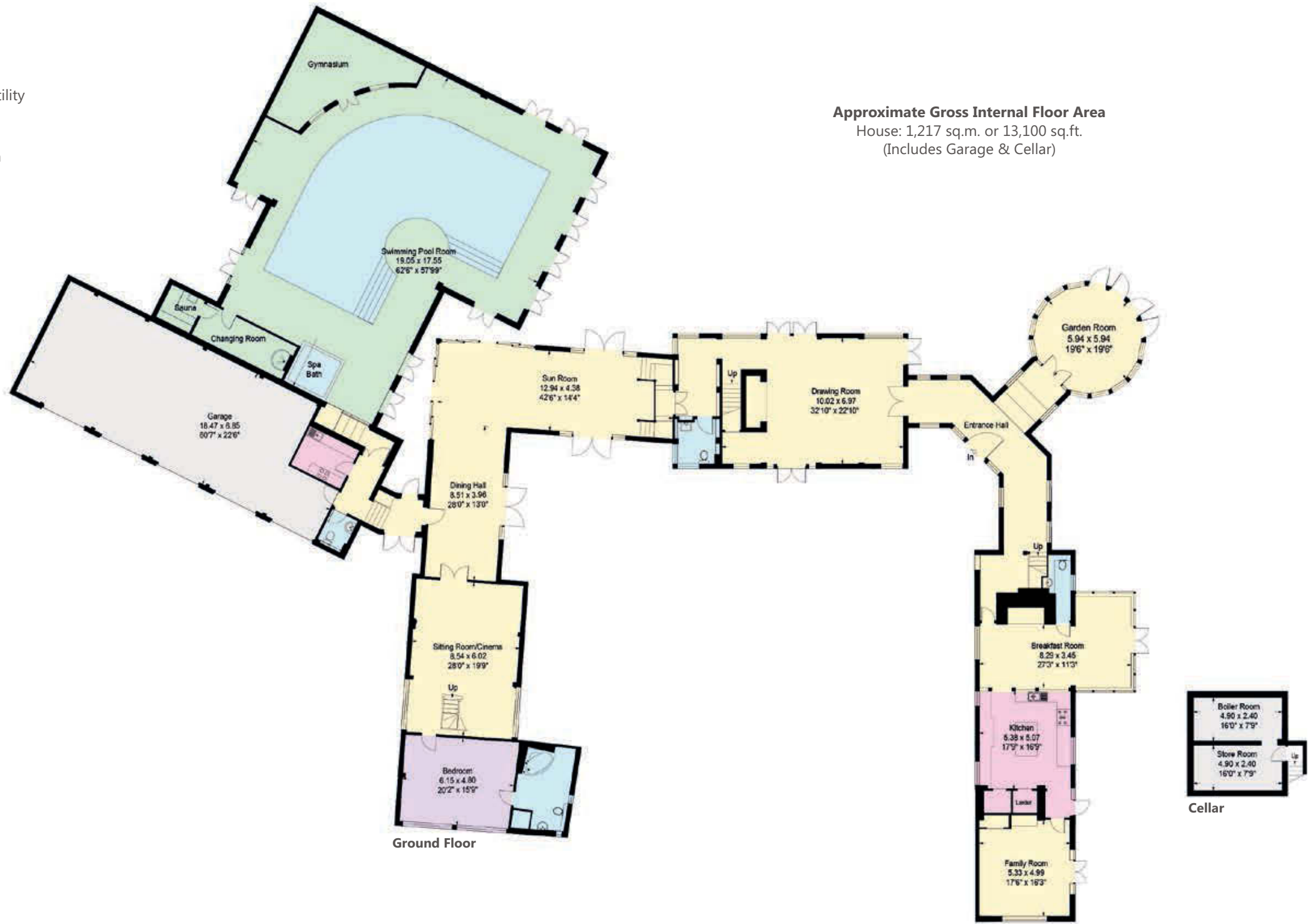






- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area
 House: 1,217 sq.m. or 13,100 sq.ft.
 (Includes Garage & Cellar)







Swimming Pool Complex

This is attached to the main house via a second kitchen and is conveniently located adjacent to the dining hall. A newly refurbished swimming pool is complemented by a gym, changing room, showers, spa bath and sauna, opening out onto terracing through 6 double doors. There is also a 5 bay garage and parking area.



The Stable Yard and Flats

Sitting to the west of the house is an attractive timber framed building, housing the entertainment room with bar, billiard room, stables, machine stores and estate office. On the first floor, generous accommodation is in the form of two apartments, each with two bedrooms, bathroom, kitchen and sitting room, both sharing a balcony.

Approximate Gross Internal Floor Area

Outbuilding: 587 sq.m. or 6,319 sq.ft.
(Includes first floor flats)



Ground Floor



First Floor



The Cottage

The Orangery

Adjacent to the cottage and pond, this comprises a kitchen, shower room and living room with a mainly glass roof and doors opening onto a terrace, ideal for barbeques and summer entertaining.

The Cottage

This comprises a living room with open fireplace and kitchen, both overlooking the pond and a mezzanine bedroom and bathroom on the first floor.

Approximate Gross Internal Floor Area

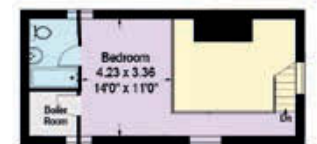
Cottage: 76 sq.m. or 818 sq.ft.
Orangery: 46 sq.m. or 495 sq.ft.



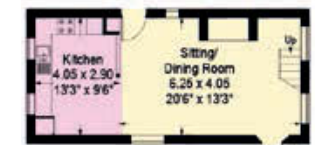
Orangery



Cottage



First Floor



Ground Floor



Gardens and Grounds

The gardens are a particular feature, extending right around the house. The formal garden begins within the C shape of the main house and extends southward, consisting of mature herbaceous borders and an immaculate topiary knot garden. This leads through stone columns, over the gravelled parking and down into a lovely water garden with four ponds, and central fountain, accented with neat box hedging. Adjacent to the parking area is a pond in front of the cottage and orangery. Leading from the water garden is a lovely walk to a circular hedged garden. This leads to an extremely productive walled garden with raised beds, brimming with all manner of fruit and vegetables, with an estate yard and extensive gardeners stores beyond.

To the front of the older part of the property there is lawn leading to a wisteria walk, drawing your eye past this to the rolling countryside beyond. There are a number of post and rail paddocks which run to the bottom of the valley, to a stream which forms the southern boundary.

On the eastern side of the property, the garden room looks out over a spectacular lake with a covered jetty and mooring. A folly ruin is found beyond the lake in woodland that follows the eastern perimeter to a paddock and entrance gate.

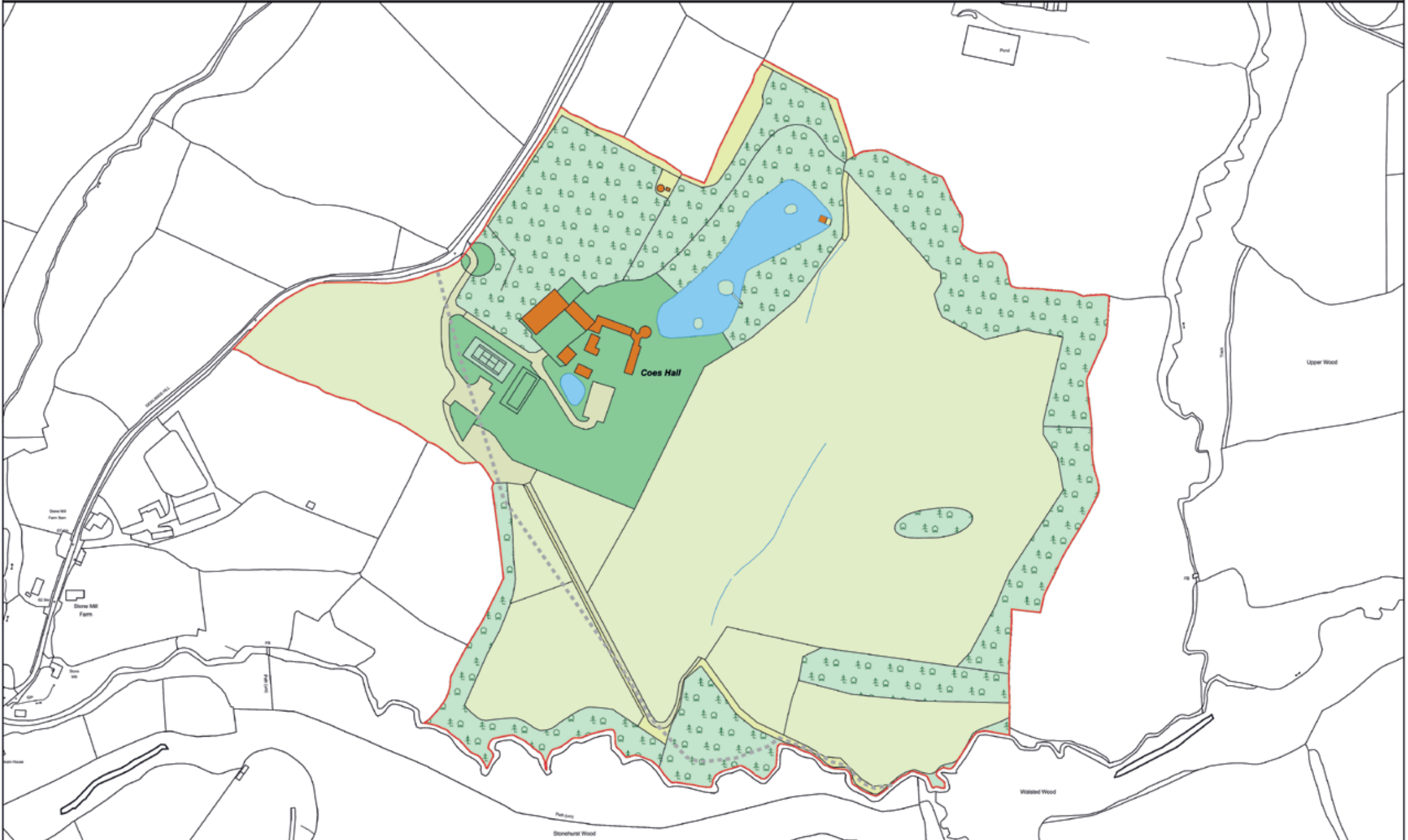








Coes Hall



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Land Use:

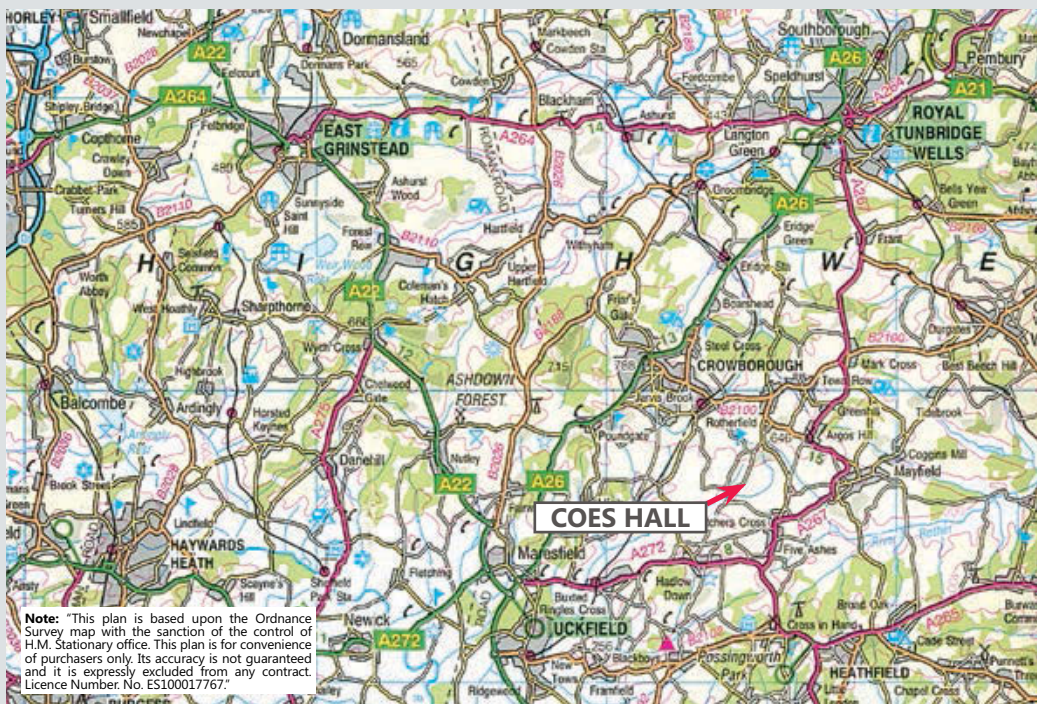
	✓ Pasture		✓ Orchard
	✓ Arable		✓ Heathland
	✓ Game Cover		✓ Rocks / Boulders
	✓ Woodland		✓ Building (Residential)
	✓ Scrub		✓ Building / Structure (Agricultural)
	✓ Verges / Misc		✓ Gardens
	✓ Water		✓ Road / Track

Note: if field & building uses are unknown - assumed pasture & residential



Date:	16:06:14	Drawn By:	CW	Scale:	1:2500 @ A3	Plan No.:	
Title Coes Hall							

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Services

Oil fired central heating, mains electricity, water and private drainage. Private bore hole provides water for garden irrigation and the lake.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2.** Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3.** Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4.** VAT: The VAT position relating to the property may change without notice.

Particulars dated: July 2014. Photographs dated: June 2014.

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and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Easements, wayleaves and rights of way

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves

and other rights of way whether they are specifically referred to or not.

There is a footpath, which is away from the house, shown on the enclosed sale plan as a grey dotted line.

Local authority

Wealden District Council. Tel: 01323 443322

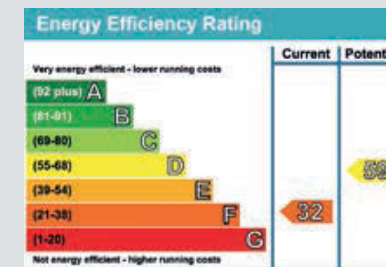
Directions (TN6 3RU)

From London take the M25 leaving at Junction 5. Take the A21 to Tonbridge. Leave the A21 at Tonbridge (south) exit and join the A26 to Tunbridge Wells. Continue through Tunbridge Wells onto the A267 signposted to Heathfield. Continue through the village of Frant and on to Mark Cross. At the crossroads, turn right signposted to Rotherfield and continue into the village. In the centre of the village at the T junction turn left. Proceed along this road, out of the village past Dewlands Manor. Continue up the road and take the left fork signposted to Dewlands Hill and Narrow Lane. Coes Hall is ¾ of a mile on the left approached by large wrought iron gates with brick piers. Once inside the main gate, take the first left through a set of gates leading to a gravelled parking area.

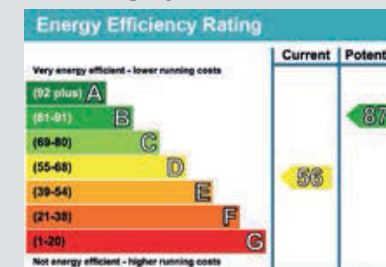
Viewing

Viewing is strictly by appointment only via Knight Frank LLP.

Coes Hall



The Orangery



The Cottage



Flat 1 and 2

