



## Scolfes

Boreham Street, Hailsham, East Sussex, BN27 4SF

Batcheller  
Monkhouse

# SCOLFES

**A Grade II Listed attached period village house of 3,132 square feet offering flexible accommodation including an excellent commercial unit with extensive car parking. Until recently run as a private house with award winning restaurant/tearoom. Good garden with country views. In all about 0.33 of an acre.**

- Shop/Tearoom 28'7 x 24'10
- Living Room
- Dining Room
- Study
- 2 Cloakrooms
- Kitchen
- Basement: Commercial Kitchen and Barrel-Vaulted Cellar
- 4 Bedrooms
- Bathroom
- Large Loft Room
- Four Garages
- Large Car Park
- Garden



## AMENITIES

Scolfes is located in the centre of Boreham Street village which has a garage/petrol station, The Bull public House and a village hall. The surrounding countryside is renowned for its wonderful views in many directions. Herstmonceux village is about 2 miles and has a good selection of local shops, public houses and restaurants as well as a primary school.

Hailsham is some 4.5 miles and Eastbourne about 9 miles. Battle station (London Bridge/Charing Cross) is about 8 miles, whilst Polegate station (London Victoria) is about 9 miles.

There is a further primary school in Ninfield, together with Vinehall preparatory school at Robertsbridge; Heathfield Community College at Heathfield; Battle Abbey at Battle; and Bede's School in Upper Dicker.

## DESCRIPTION

Scolfes is a Grade II Listed period house of mixed ages and originally a three-bay Wealden Hall house. The elevations are brick, rendered and colour washed beneath a tiled roof. Period features have been retained including exposed timbering and an inglenook fireplace. There is oil fired central heating.

- The property has an excellent, award winning formerly Part 4 Licenced tea room/restaurant in two sections with bar, and ladies' and gentlemen's cloakrooms, steps down to a commercial kitchen with door to the garden and, beneath this, old brick steps to the barrel-vaulted cellar. (The commercial fixtures and fittings are available by separate negotiation if required).
- The front door to the house itself opens into the living room with inglenook and multi-fuel burner, with adjacent dining room and kitchen with door to the garden. There is a useful study.
- The first floor provides four bedrooms and family bathroom and enjoys distant country views.
- The spacious loft room is largely at first floor level and accessed through the bathroom. It offers scope, subject to relevant consents, to create further accommodation.





## OUTSIDE

The garden lies principally to the rear with a full length sitting out area adjacent to the house, tiered lawns, a selection of flowering shrub borders, further brick paved terrace, vegetable garden with raised beds, greenhouse and summerhouse.

In addition there is an extensive tarmac and shingled car park with a block of four garages, each with up and over doors.

In all about 0.33 of an acre including the car park.

## DIRECTIONS

On approaching Boreham Street from Herstmonceux, Scolfes will be found on the left shortly after Wood Lane on the right and before The Bull public house, which is also on the right.

### Additional Information:

**Local Authority:** Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX Telephone: 01892 602010 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains electricity and water. Private drainage. Oil central heating. No mains gas or connection to mains drainage.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX 107888

### Important Notes:

There is a right of way in favour of a neighbouring property to allow vehicular access to their existing double garage.

Planning consent would be required to change.....?

**PRICE GUIDE £450,000 - £500,000**

## VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577



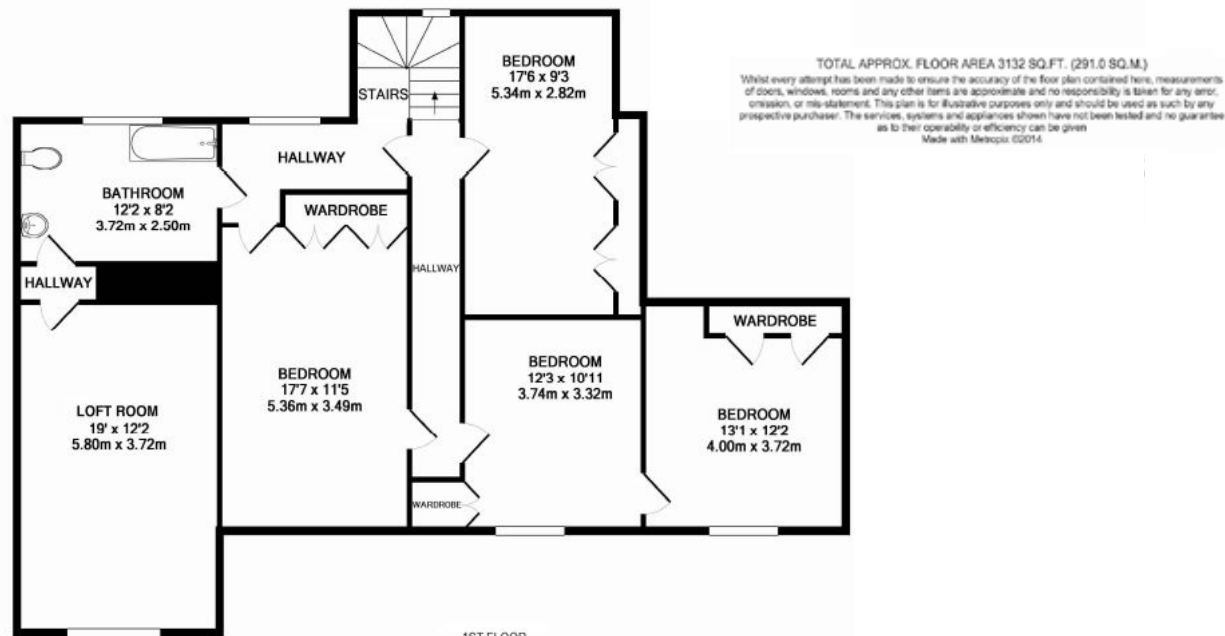
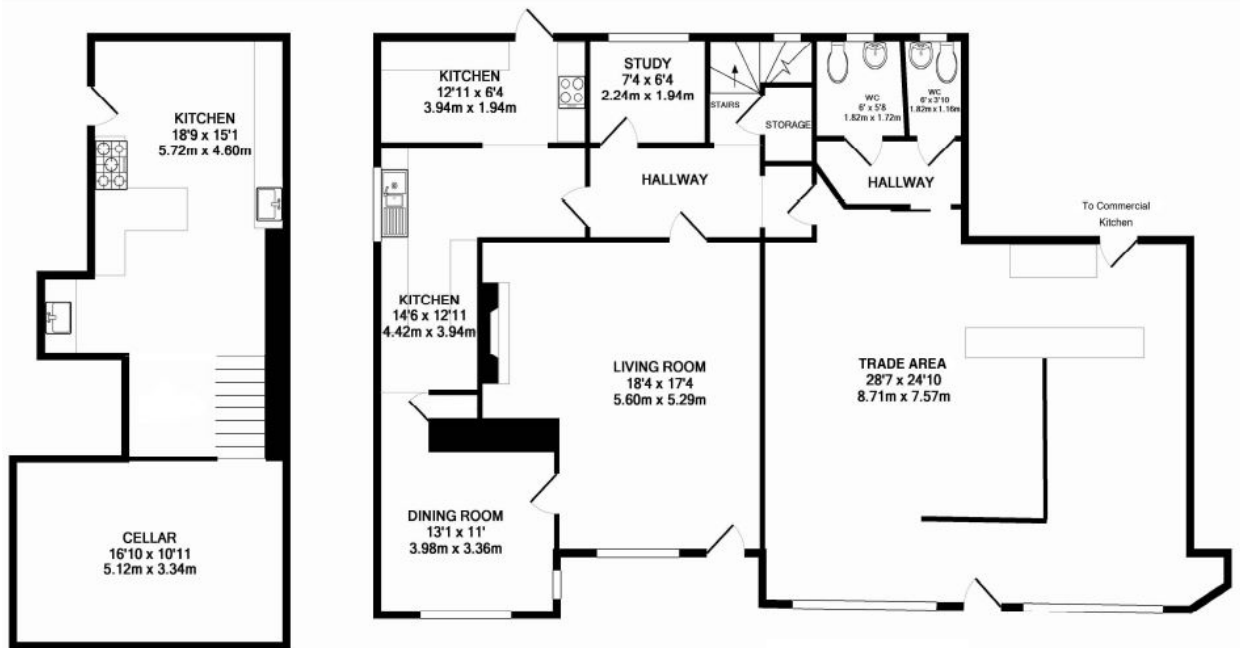
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