

**Land Agents
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Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

**BAY TREE HOUSE
POLEGATE
EAST SUSSEX
BN26 6QN**



DETACHED TUDOR STYLE FARMHOUSE

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

RECEPTION HALL, LIVING ROOM, DINING ROOM,
MINSTREL'S GALLERY, FAMILY ROOM, STUDY, KITCHEN, SAUNA,
4 BEDROOMS AND FAMILY BATHROOM

FRONT, REAR AND SIDE GARDENS
WORKSHOP AND GARAGING

***** OFFERS IN EXCESS OF £500,000 *****

GENERAL REMARKS AND INFORMATION

VIEWING The property is located on a working farm so viewing must be strictly by confirmed appointment with the Vendors Sole Agents Charles Clark & Co., telephone 01435 864455. Prior to making an appointment to view, the Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property. This will help to make sure that you do not make a wasted journey.

DIRECTIONS From Heathfield, take the A267 south for approximately 8 miles to the Boship Roundabout, leaving the Boship Roundabout heading south on the A22 towards Polegate. Having passed Eagles Roundabout, the exit from the bypass for Bay Tree Lane is clearly marked after approximately 1.2 miles. The entrance to Bay Tree House will be found after a short distance on the right hand side.

SITUATION

Bay Tree House is situated off Bay Tree Lane leading from the A22. The coastal town of Eastbourne is approximately 5.5 miles to the southwest and Polegate approximately 1 mile to the east.

SERVICES Mains water, electricity and gas. Private drainage.

OUTGOINGS Wealden Borough Council – Council Tax Band G (£2,652.69 2009/2010)

TENURE The property is Freehold and vacant possession will be granted upon completion.

TOWN & COUNTRY PLANNING Bay Tree House is subject to an Agricultural Occupancy Condition dated 16th November 1979 stating that the occupation of the dwelling shall be limited to a person 'solely or mainly employed or last employed in the locality in agriculture (as defined in Section 290(1) of the Town & Country Planning Act 1971) or forestry or a dependant of such a person residing with him (but including a widow or widower of such a person)'.

Section 290(1) defines agriculture as Horticulture, Fruit Growing, Seed Growing, Dairy Farming, the Breeding and Keeping of Livestock (including any creature kept for the production of food), wool, skins or fur, or for the purpose of its use in the farming of land, the use of land as grazing land, meadow land, ozier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and 'agricultural' shall be construed accordingly.

PARTICULARS OF SALE Whilst every care has been made in the preparation of these particulars they are intended as a guide only and their accuracy cannot be absolutely guaranteed. Any intending purchaser should satisfy himself as to the correctness of each of the statements contained within these particulars by inspection or otherwise. Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

DESCRIPTION Bay Tree House is approached via a gated tarmacadamed driveway culminating in a parking area. The house was completed in the early 1980s being mock Tudor in style and benefiting from gas fired central heating and double glazing.

The internal accommodation briefly comprises:

GROUND FLOOR

Entrance Porchway with tiled floor, decorative glass panels and exposed ceiling timbers leads via a door with double glazing panels to

Reception Hall Italian stone flooring. Exposed ceiling timbers. Stairs to first floor. Doors lead off the Reception Hall to

Living Room (28'5 x 18'0) Double aspect. Stained glass effect glazing panels. Exposed wall and ceiling timbers. Inglenook fireplace with canopy and brick earth. Open stairway leads to the Minstrels Gallery and French doors lead to an outside terrace area.

Study (13'11 x 13'0) Double aspect. Exposed floorboards and ceiling timbers. A decorative stained glass effect window looks through to the Living Room.

Family Room Single aspect. Exposed floorboards. Coving. Decorative arched open fireplace with brick hearth.

Sauna Room Tiled walls. Panelled ceiling.

Kitchen (12'2 x 25'2) Double aspect. Panelled ceiling. Stainless steel sink and drainer with mixer taps set into worktops with storage cupboards and drawers under. Space for washing machine. Built-in dishwasher. Exposed brick alcove with bressumer beam housing the Kenwood range with gas hob.

From the Reception Hall, balustraded stairs lead to

FIRST FLOOR

Landing Area Single aspect. Exposed timber floorboards. Ceiling timbers. Doors leading to

Master Bedroom (14'8 x 13'0) Double aspect. Wood effect laminate floor. Fitted wardrobes.

Bedroom 2 (14'0 x 13'0) Double aspect. Wood effect laminate floor.

Bedroom 3 (12'10 x 10'5) Single aspect. Wood effect laminate floor.

Bedroom 4 (13'0 x 8'3) Single aspect. Wood effect laminate floor. Hatchway to roof space.

Family Bathroom Single aspect with opaque glazing. Exposed wooden floorboards, oval Jacuzzi bath with mixer taps. Panelled ceiling. Fitted vanity units, one with was basin and mixer taps. W.C. Wooden door leading to the

Minstrel's Gallery overlooks the Living Room. Sliding French doors leading to a balcony with metal railings.

OUTSIDE

The garden is predominately laid to lawn with terraced areas to the rear of the house. A selection of broadleaf trees have been planted on the southern boundary creating a strip of woodland. There are **3 Single Garages** with felt pitched roof with two having up and over doors. The **Workshop** (30'0 x 18'4) sits to the eastern side of the house.

