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# Charles Clark & Co.

CHARTERED SURVEYORS

**Agricultural & Rural Property Agents**

*Herstmonceux 1.2 miles    Heathfield 7 miles    Hailsham 3.5 miles    Eastbourne 12 miles*

**THE ACORNS  
STUNTS GREEN  
HERSTMONCEUX  
EAST SUSSEX  
BN27 4PR**



**EQUESTRIAN/AGRICULTURAL SMALLHOLDING**

THREE TIMBER FRAMED STABLES WITH SEPARATE ACCESS FROM THE LANE

**DETACHED FARM COTTAGE**

THREE BEDROOMS, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY, BOILER/BOOT ROOM, BATHROOM, SHOWER ROOM, CONSERVATORY

GARDEN, PADDOCKS, DIRECT BYWAY ACCESS

IN ALL ABOUT 1.9 ACRES

**\*\*\* OFFERS IN EXCESS OF £600,000 \*\*\***

(ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION)

## GENERAL REMARKS AND INFORMATION

**VIEWING** Strictly by confirmed appointment with the Vendor's Sole Agents Charles Clark & Co., telephone 01435 86 44 55.

**DIRECTIONS** from Heathfield take the A267 towards Horam. In the centre of Horam, bear right on the A267 and take the next left towards Marle Green, continuing towards Grove Hill and Hellingly. After approximately 2.8 miles turn left towards Herstmonceux (signposted Cowbeech). After approximately 1.1 mile continue straight ahead at the staggered crossroads and The Acorns will be found on the left after approximately 0.2 miles as indicated by our sale board.

**SITUATION** The Acorns is located in a semi-rural location with views over the surrounding countryside. It is just outside the village of Herstmonceux with its range of shops and services and has easy access from the A271 which runs between Battle and Hailsham. The market towns of Hailsham and Heathfield are 3½ miles and 7 miles away respectively with more extensive services and amenities found in Eastbourne which is approximately 12 miles to the south. The nearest station is at Westham, about 8 miles away, with services running between Hastings and Brighton. Crowhurst station is approximately 11 miles to the east and provides regular services to London (approximately 1½ hours).

**SERVICES** Mains water, electricity and drainage.

**OUTGOINGS** Wealden District Council Band E

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

**DESCRIPTION** The Acorns comprises a detached farm bungalow with stables and pasture, all set in approximately 1.9 acres. It is believed that the house was once a local stockman's house. The equestrian facilities benefit from a separate gated entrance from the lane and direct byway access from one of the paddocks for riding out.

The property briefly comprises:

### GROUND FLOOR

Front Door to

Entrance Porch with single aspect further glazed door to

**Reception Hall** With storage cupboard, airing cupboard, recessed area currently used as study/office area. Staircase to first floor landing and doors to

**Sitting Room** (25'1 x 22'1) Triple aspect. A spacious living room with exposed timber floorboards, brick fireplace housing an Esse woodburner and glazed doors to the

**Conservatory** (19'6 x 10'3) Double glazed and constructed on a brick base with glazed door to rear garden

**Bedroom 3** (13/10 x 12'11) Single aspect with views to the front of the property.

**Kitchen** In addition to the oil fired aga, the kitchen is fitted with an electric oven and four ring hob, stainless steel extractor hood over, stainless steel sink unit set into worktop with cupboards under. Fitted wall units and window overlooking garden. Open doorway leads to

**Dining Room** (19'5 x 12'3) Dual aspect. Open fireplace with brick surround, tiled surround and mantle.

**Utility Room** Plumbing for washing machine, space for fridge/freezer, fitted coat racks, storage units, door to

**Boiler/Boot Room** 'Boulter' oil fired boiler, 'Flomaster' water cylinder, various storage cupboards. Doors lead to both the side and rear of the property.

**Bathroom** Single aspect. Panelled bath with shower over, tiled walls, panelled ceiling, pedestal basin, W.C.

Stairs lead from the Reception Hall to

**First Floor Landing** Eaves storage, skylight window

**Bedroom 1** (15'11 x 12'0) Dual aspect. Windows to front and rear. Views over surrounding countryside to the rear. Built-in wardrobe with storage above.

**Bedroom 2** (14'1 x 12'1) Dual aspect. Built-in wardrobes with storage above. Views over adjoining countryside.

**Shower Room** Single aspect. 'Mermaid' shower cubicle with integral shower unit. Tiled walls. Extractor fan. Pedestal wall basin. W.C.

## OUTSIDE

### Garden Area

The Acorns is approached from the lane over a block paved driveway leading through iron entrance gates. Within the parking courtyard are two garages, one being a **double garage** of brick elevations with electronic doors and mezzanine storage area within, and the other a **single garage** with up and over door. Wooden gate leads from the paved parking area to the rear garden. Pathways meander between a mixture of trees (including a wonderful monkey puzzle tree) and shrubs. Within the garden there is an ornamental pond, terraced area with wooden **summer house**. A fine vegetable garden with fruit cage borders the formal garden and stable yard. Further access to the byway at the rear can be obtained via a garden gate.



## LAND AND BUILDINGS

### Land

The land and stable yard are accessed from a separate driveway off the land in addition to a walkway from the house. The pasture land is separated into two paddocks and connected to mains water. For riding out, direct access to the public byway is available.

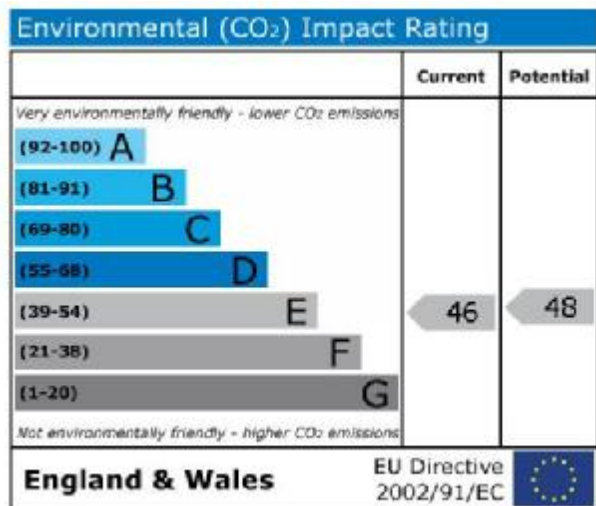
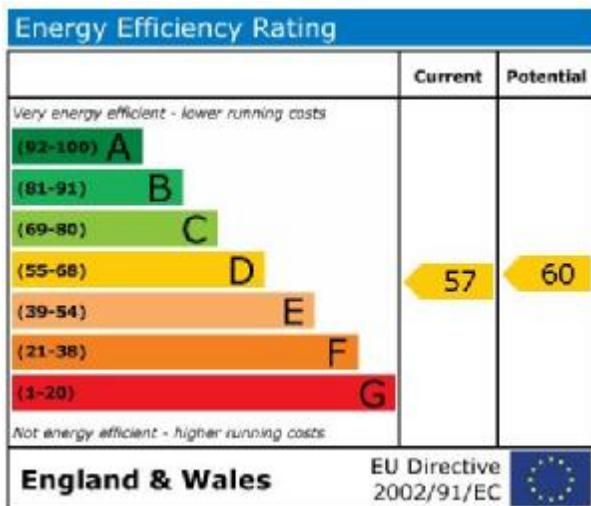
### Buildings

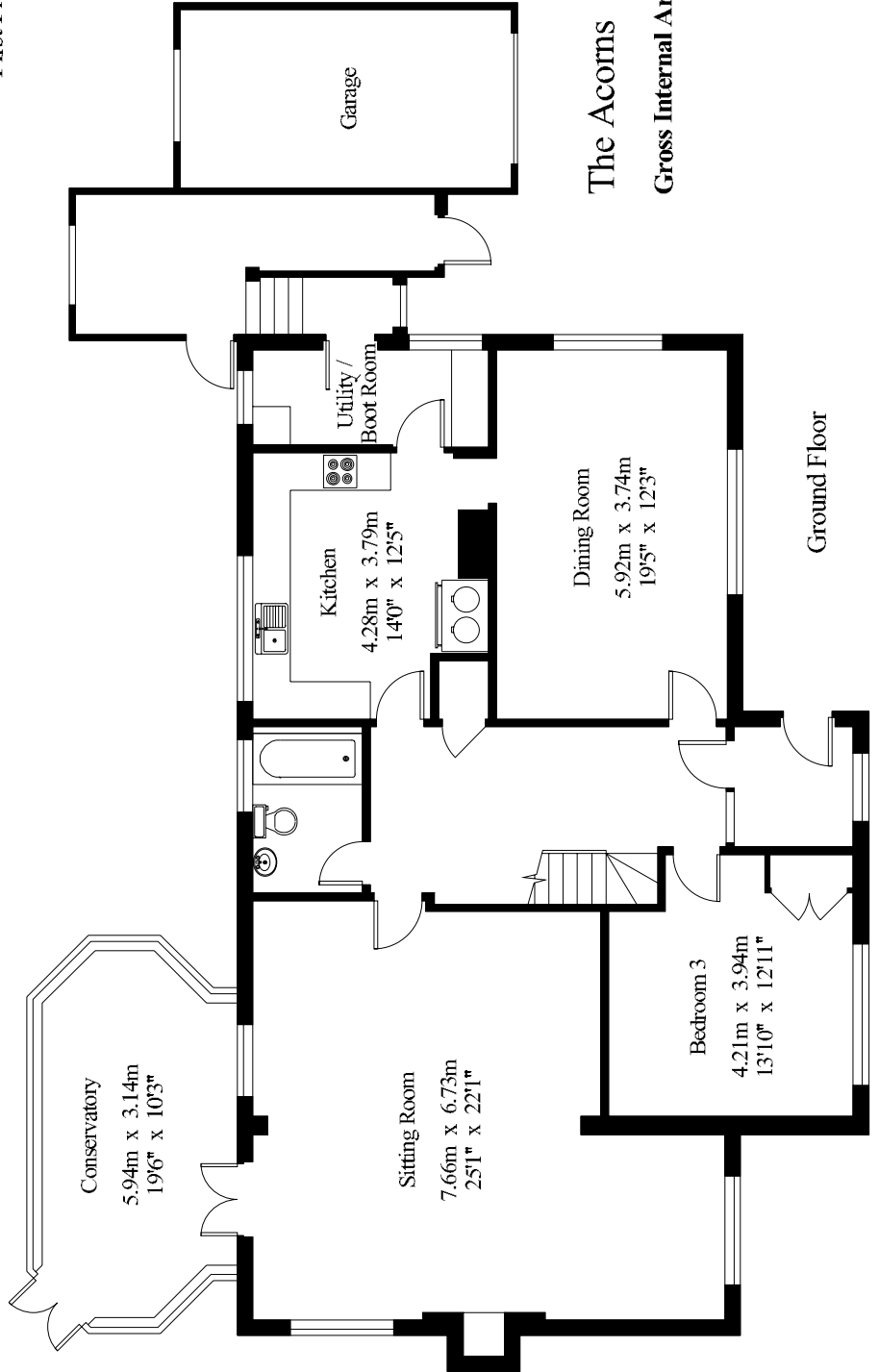
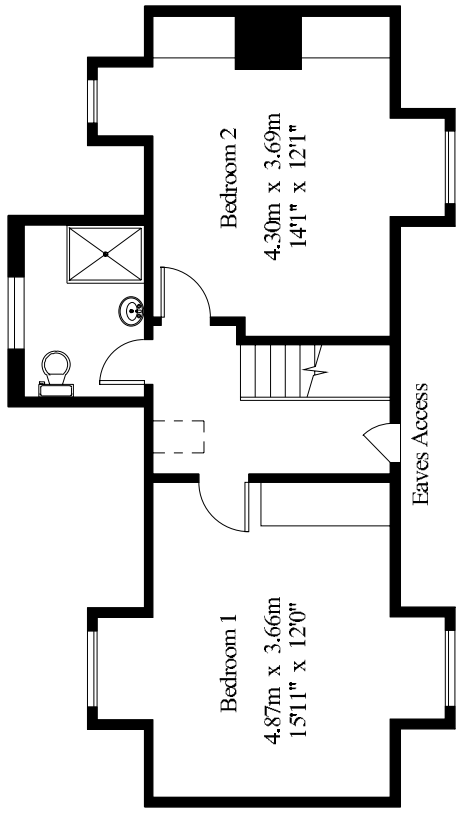
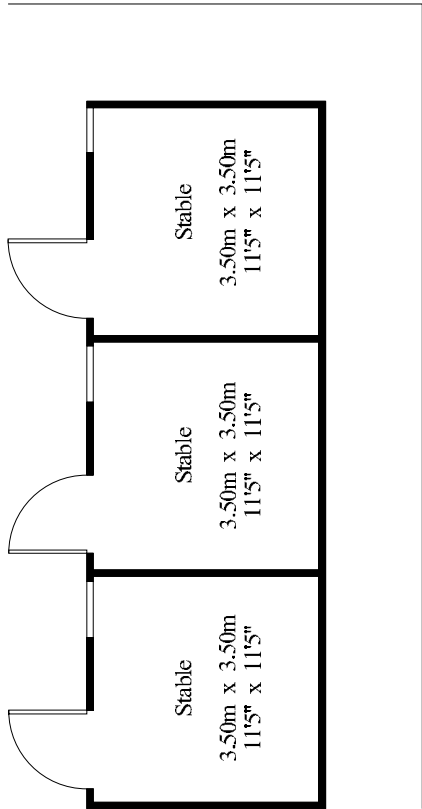
Within the yard is a block of **three stables** of timber construction under a monopitch felted roof.



**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. The sale plan accompanying these particulars is reproduced from the Ordnance Survey with the sanction of Her Majesty's Stationery Office. It has been prepared with care and is believed to be correct but its accuracy is not guaranteed.





**The Acorns**

**Gross Internal Area : 233.9 sq.m (2517 sq.ft.)**

