

PHILLIPS & STUBBS

LOWER
STONELYNK
FARM,
ROSEMARY LANE,
FAIRLIGHT,
EAST SUSSEX
TN35 4EB



Price Guide: £825,000 Freehold

A DETACHED PERIOD BARN CONVERSION, TOGETHER WITH A GUEST COTTAGE/ANNEXE, TRIPLE GARAGE BLOCK WITH STUDIO, STABLING AND 2400SQFT FARM BUILDING SET OFF A COUNTRY LANE IN ABOUT SEVEN ACRES OF GARDENS AND GROUNDS AMIDST UNDULATING COUNTRYSIDE.

Main House: Galleried Dining Room | Vaulted Sitting Room | Kitchen/Breakfast Room | Conservatory | Inner Hallway | Study | Four Bedrooms | Dressing Room | Two Bathrooms | Gas Central Heating

Guest Cottage/Annexe: Sitting Room with Kitchen/Dining Area | Bedroom Recess and Shower Room

Outside: Triple Garage with Workshop/Studio | 60' x 40' Modern Agricultural Building | All Weather Tennis Court | Garden & Pasture with Outbuildings & Stables | In All About Seven Acres



The property is situated in a rural position off a country lane amidst undulating countryside in a valley between the villages of Fairlight and Pett. Nearby is Hastings Country Park Nature Reserve, a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and trees, nature trails and spectacular walks. Set in an Area of Outstanding Natural Beauty, most of the park has been designated a special Area of Conservation and a Site of Special Scientific Interest. The Ancient Town and Cinque Port of Rye is 9 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Brighton to Ashford branch line with fast connections to London (37 minutes) and the Continent. Westward is Hastings (4 miles) with its seafront promenade, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross. Hastings offers a wide range of schools including Helenswood Performing Arts College for girls, William Parker Sports College and two new and independently run Academies. In the private sector, there is Buckswood School at Guestling and Battle Abbey.

Lower Stonelynk Farm comprises a barn conversion with stained weatherboard clad elevations, set with double glazed mullion style windows, beneath a principally thatched roof. Internal features include exposed timber framing, an inglenook style fireplace and a vaulted dining room with a galleried study above. The detached guest cottage/annexe, which may be used for ancillary accommodation to the main house only, has oak weatherboard elevations under a thatched roof and the finish to this building is considered to be of a high order. The garage block is of weatherboard elevations under a tiled roof and the agricultural building together with the stables are of brick and weatherboard clad elevations.

The property is approached via a porch with a glazed door with matching panels to either side and a flagstone threshold giving access to galleried dining hall with a natural brick chimney breast and a vaulted ceiling having exposed timbers.

The sitting room is a triple aspect room with glazed double doors opening onto a terrace, a vaulted ceiling with exposed beams and a natural brick chimneybreast with oak bressumer,



a flagstone hearth and fitted wood burning stove.

The double aspect conservatory/morning room overlooks the gardens and has a natural timber floor, together with glazed double doors to the terrace and doors to the kitchen.

The kitchen/breakfast room, which has a ceramic tiled floor, is fitted with a range of oak fronted units comprising floor cupboards and drawers under polished granite work surfaces in which is set a 1 1/2 bowl sink unit, together with matching wall cupboards and an extractor hood over an electric cooker space. There is plumbing for a dishwasher, space for a refrigerator and a walk-in airing cupboard with hot water

cylinder. An oak stable door opens on to the terrace.

The inner hall has a turned staircase to the first floor with an oak balustrade and exposed beams.

Bedroom 2 has exposed studwork to the walls and two ranges of fitted wardrobes, together with a dressing table and further nest of drawers. Bedroom 3 has a sloping ceiling and bedroom 4 has exposed beams to one wall.

Bathroom 2 has a slate tiled floor and is fitted with period style fittings including a roll top bath with ball and claw feet, a tiled shower, a pedestal wash basin and a low level WC.

On the first floor, the principal bedroom suite comprises: Bedroom 1 with a vaulted ceiling and exposed oak rafters, bathroom 1, which has a white suite comprising a semi sunken bath with mixer tap, a low level WC and pedestal wash basin, together with a dressing room with a vaulted ceiling, a large skylight window, exposed timbers and a door to a walk-in wardrobe.

The galleried study/ bedroom 5 has a vaulted ceiling and an oak balustrade around the stairwell.

The **detached guest cottage** comprises an open plan living area including a sitting room, which has terracotta tiled and

wood block floor, a vaulted ceiling with exposed oak beams and double and single oak glazed doors giving access to an extensive decked terrace. To one end of the room is a kitchen area with bespoke pine fronted floor cupboards and drawers and wood worktops in which is set a glazed sink. The bedroom recess has a terracotta tiled floor and the adjacent shower room has modern fittings.

Outside

The property is approached over a pea beech driveway leading to a parking and turning area with access to a garage complex with three up and over doors, a cloakroom and a first floor workshop/studio with a skylight window.

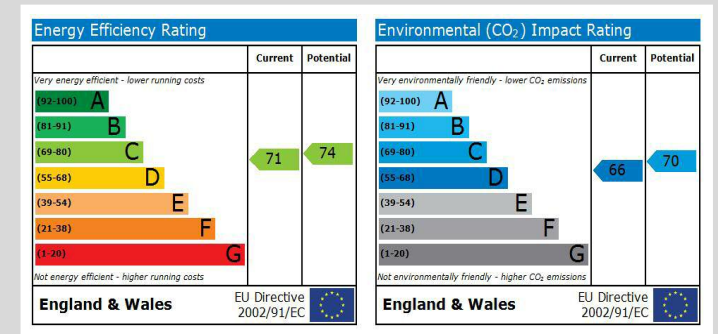
Immediately adjacent to the rear of the main house is a raised flagstone paved terrace with a brick retaining wall leading onto the lawned gardens which lie mainly to the south side of the house and there is a well fenced large pond and an all weather tennis court.

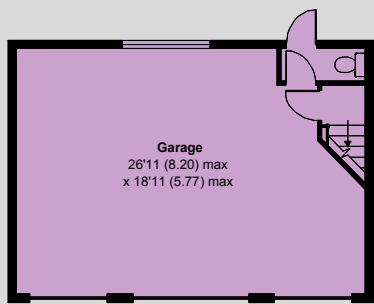
The main parcel of land is laid to grass enclosures and these are accessible via a separate vehicular access. One of the fields has a stable block of weather board and brick elevations under a thatched roof. A second field has a modern agricultural building about 60' x 40' (external) of brick and weather board elevations, a concrete internal floor and two roll up 13'6" wide doors which have a maximum height of 10'6". To one end is a workshop with a cloakroom and separate shower. Also within this field is a timber outbuilding. Note: A public footpath runs along the western boundary from Rosemary Lane to farmland beyond the property. In all the gardens and grounds extend to approaching 7 acres.

Services

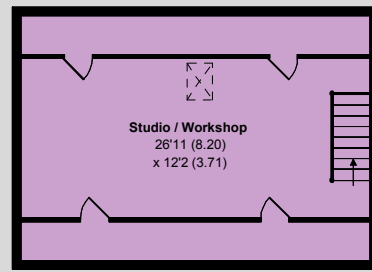
Mains water, electricity and gas. Private drainage system

Directions: From Rye take the A268 to Hastings and turn left just before Winchelsea signposted Winchelsea Beach. Continue along this road for about 5 miles and turn right into Rosemary lane before reaching Fairlight village. The entrance to the property will then be seen on the left hand side after about one mile.

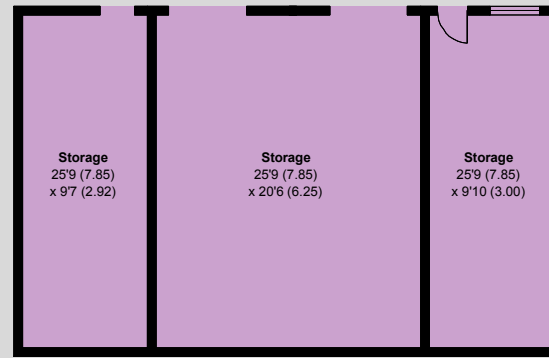




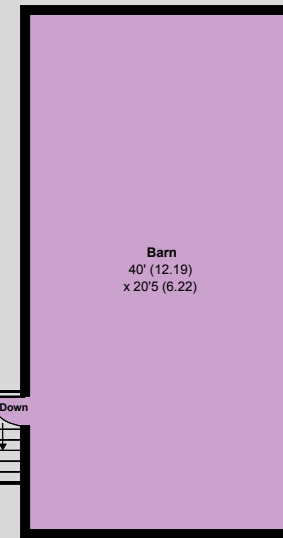
GARAGE GROUND FLOOR



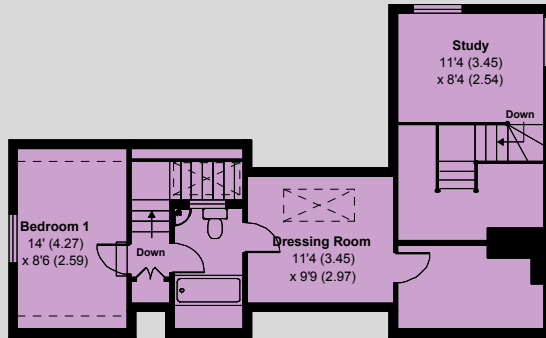
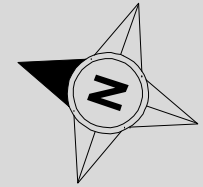
GARAGE FIRST FLOOR



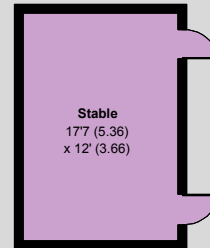
OUTBUILDING



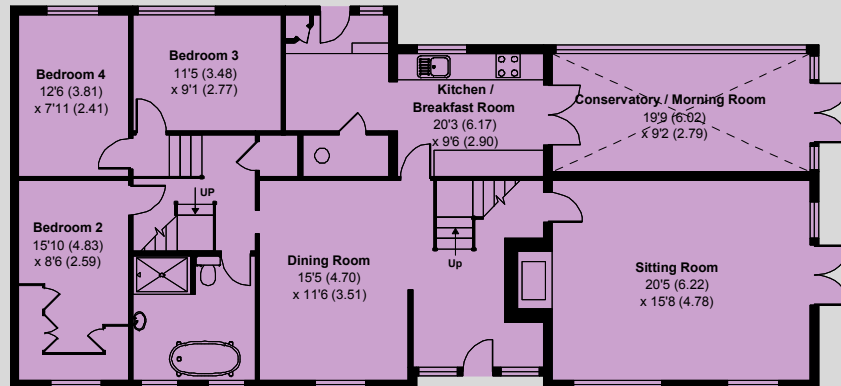
MODERN BARN FIRST FLOOR



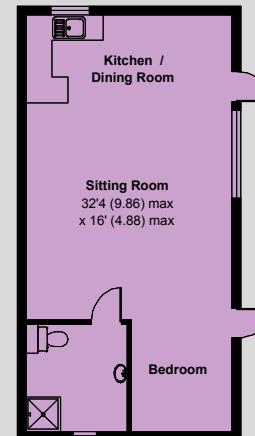
FIRST FLOOR



STABLE



GROUND FLOOR



ANNEXE



MODERN BARN GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3482 SQFT / 323.4 SQM (Includes Garage & The Hovel)(Excludes Outbuildings)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.



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