



Hodder Farmhouse

Peacehaven, East Sussex, BN10 8AR

Batcheller
Monkhouse

Our Corner of England

HODDERN FARMHOUSE

A rare opportunity to acquire this imposing seven bedroom, Grade II listed Georgian home with 28 box stable yard, riding school and fenced paddocks located in a wonderful position on top of the South Downs. In total approximately 27 acres.

Ground Floor

- Kitchen
- Breakfast Room
- Dining Room
- Laundry/Utility Room
- Lounge
- Second Reception Room
- Study and Cloakroom

Lower Ground Floor

- Cellar

First Floor

- Main Bedroom with En Suite
- Bedroom 2
- Bedroom 3 with En Suite
- Bedroom 4
- Family Bathroom

Second Floor

- 3 Further Double Bedrooms
- Shower Room

Outside

- Flint-Walled gardens with Lawn and Borders
- Flint-Walled Courtyard Garden.
- 14 Brick-Built Stables
- Tack Rooms, Barn and Haystore.
- Sand School
- Fenced Paddocks Totalling Approximately 27 acres



DESCRIPTION

A unique opportunity to acquire this imposing and substantial seven bedroom, Grade II listed Georgian house located on top of the South Downs close to Piddinghoe with fantastic views in all directions. The property also comprises of a former racing yard with full equestrian facilities including a 28 box stable yard and approximately 27 acres of fenced paddocks. The house itself offers spacious and flexible accommodation throughout with many original period features.

The main features of the property include:

- **Entrance Hall** with stained glass front door and a stone tiled floor.
- Stairs lead down from the hallway to a good-sized, partly converted **Cellar**.
- The large farmhouse-style **Kitchen** is finished with a range of wall and base units, granite worksurface with a Butler sink, a wall-mounted fitted oven, dishwasher and Aga. There is a central island with seating area and a stable door leading out to the front.
- Off the kitchen is a **Breakfast Area** which is double aspect and has double doors leading to a rear walled garden.
- **Laundry/Utility Room** with fitted units and space and plumbing for a washer and dryer.
- The **Lounge** is a well proportioned, double-aspect room with an impressive brick inglenook fireplace.
- There is a **Second Reception Room** which also benefits from a double aspect and open fireplace.
- The separate **Dining Room** overlooks the front with a large open, Georgian fireplace.
- The ground floor is completed with a **Study** and a **Cloakroom** with two WCs, washbasins and quarry-tiled floor.

First Floor

- Stairs from the hallway lead up to the first floor **Landing**.
- Off the landing is the **Master Bedroom** which is a large double-aspect room with fantastic views, a range of fitted cupboards and an en-suite shower room.
- **Bedroom 2** is also an impressive double-aspect room with fitted cupboards and wonderful views over the South Downs.
- **Bedroom 3** has a range of fitted cupboards and an en-suite shower room.





- The first floor is completed with **Bedroom 4** which has fitted cupboards and the **Family Bathroom** which features a shower cubicle, jet bath, WC and sink with vanity unit beneath.

Second Floor

- Stairs from the first floor landing lead up to the second floor which comprises of three large **Double Bedrooms**, two eaves storage cupboards and **Shower Room** with shower cubicle, WC and washbasin.

OUTSIDE

The property is approached via a private lane that leads to ample parking in front of the house. There are formal flint-walled gardens to two sides, each with areas of lawn and well-stocked borders. Off of the breakfast room is a wonderful paved courtyard garden with a west-facing aspect, again with flint walls and well-stocked raised borders.

The yard can be accessed on foot through a log store from the garden but has separate vehicular access via the lane and briefly comprises of 14 brick-built stables, several tack rooms, office and workshop. There is a barn with 10 internal stables and tack room and further stabling, hay stores and storage. There is a large area of parking for the yard next to the sand school. There are fenced and well-maintained paddocks totalling approximately 27 acres.

The yard is currently fully let as DIY livery. Please contact the agent for full details.

AMENITIES

Local: The delightful village of Piddinghoe has a Farm Shop, Village Hall and Tennis Club. Peacehaven (1.5 miles) has a full range of shops, restaurants and recreational facilities.

Towns: Peacehaven (1.5 miles), Newhaven (3 miles), Lewes (7 miles) and Brighton (8 miles).

Transport: Newhaven station (3 miles), Southeast (3 miles), Lewes (approximately 7 miles) and a direct service to London Victoria (just over an hour). The ferry port of Newhaven offers services to Dieppe.

Schools: Rodean School (<https://roedean.co.uk>), Brighton College (www.brightoncollege.org.uk), Meridian Community Primary School and Nursery (www.meridianschool.co.uk) and Harbour Primary & Nursery School (www.harbourprimary.co.uk).

Leisure: Piddinghoe offers fishing and Sailing, the Egrets Way bike route joins Newhaven to Lewes. Extensive riding and walking is on the doorstep via the South Downs' numerous footpaths and bridleways. Sea swimming is a short drive away on the Sussex coast and from Seaford the cliff-top walk to Eastbourne along the Severn Sisters is featured in many films. For boat enthusiasts there are marinas in Newhaven and Brighton and the county town of Lewes has comprehensive amenities along with individual specialist boutiques, its castle and world famous bonfire night.





DIRECTIONS

Proceed out of Lewes in a southerly direction on the Kingston Road towards Piddinghoe. Follow the road for several miles passing through Swanborough and Southease. Just after entering Piddinghoe take the next sharp right-hand turn onto an unnamed lane. Follow the lane up passing several houses and along over the top of the downs where the house will be found in front of you after a short distance.

What3Words: ///seriously.hawks.surely

Additional Information

Local Authority: Lewes District Council, Southover House, Southover Road, Lewes, East Sussex, BN7 1AB Telephone: 01273 471600 Website: www.lewes-eastbourne.gov.uk and South Downs National Park Authority, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. Telephone: 01730 814810 Website: www.southdowns.gov.uk

Services (not checked or tested): Mains electricity and water, private drainage, oil-fired central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX303108 and ESX366264

EPC: EPC rating Exempt

Council Tax: Band G

GUIDE PRICE £2,500,000 - £2,750,000

Viewings

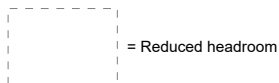
For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
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01444 453181
hh@batchellermonkhouse.com

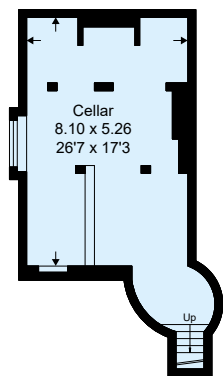
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

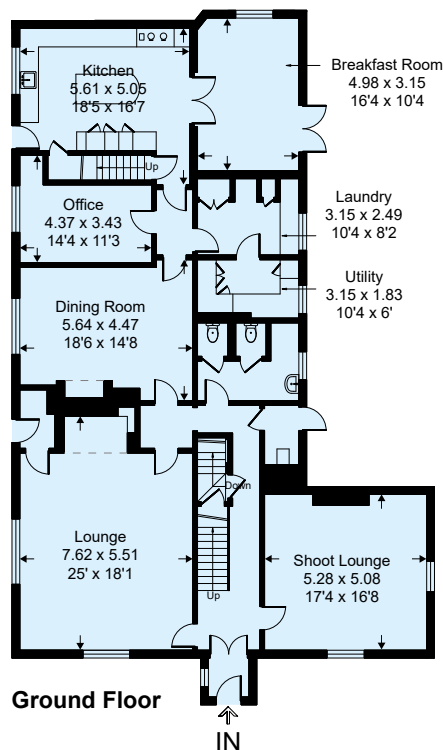


Hoddern Farmhouse, BN10

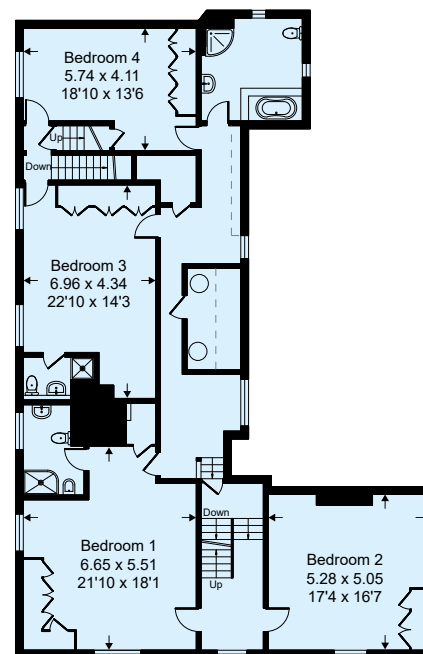
Approximate Gross Internal Area = 519.6 sq m / 5593 sq ft
(excludes restricted head height)



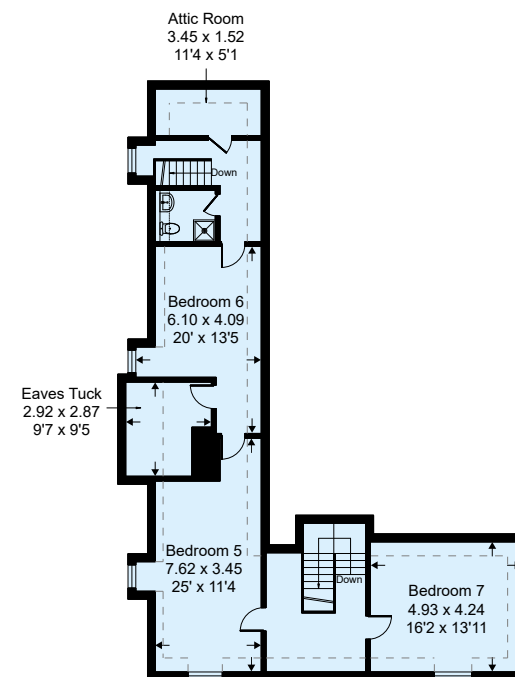
Lower Ground Floor



Ground Floor



First Floor

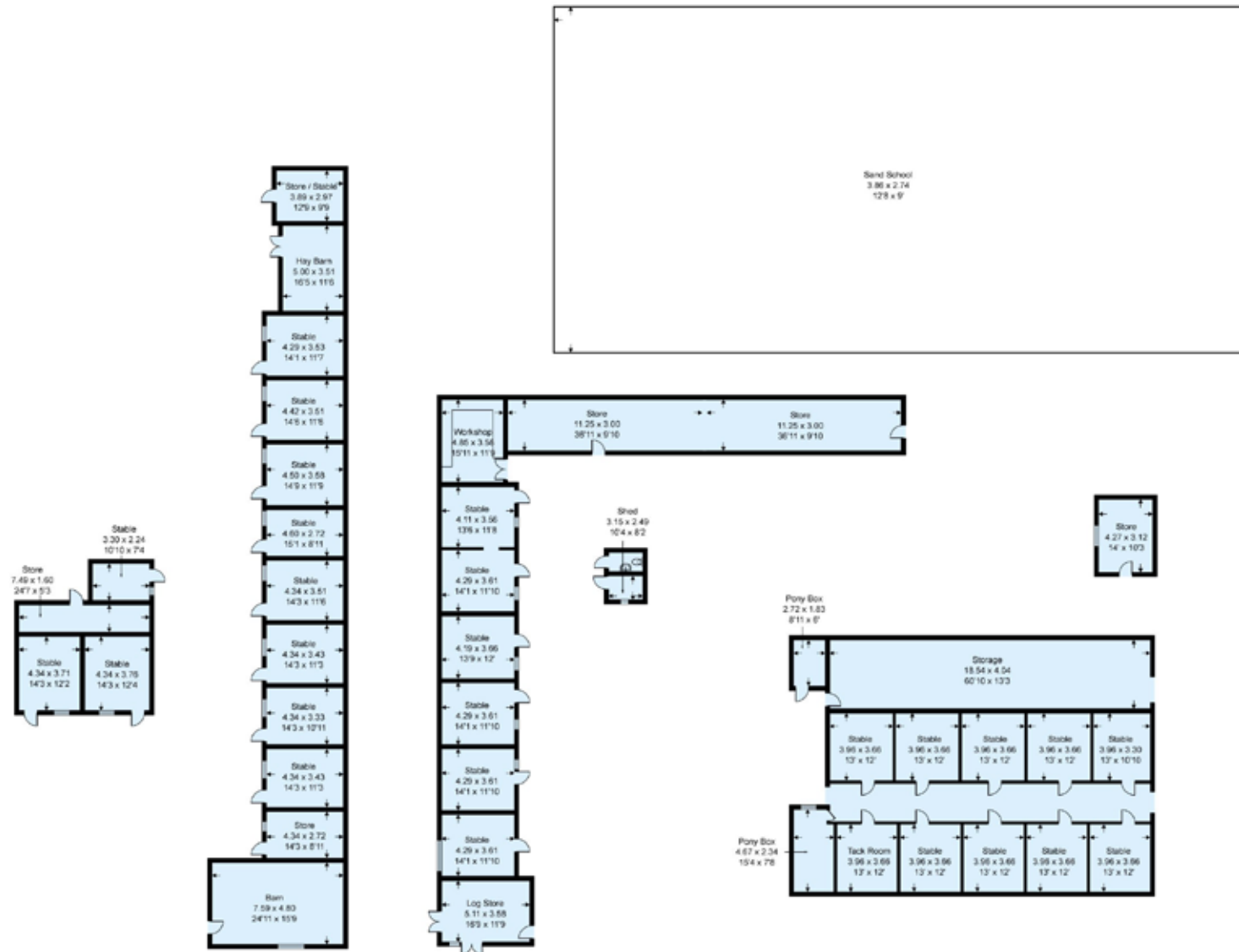


Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Outbuilding Internal Area = 744.7 sq m / 8016 sq ft



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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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