



Lower Lampall Farm

Old Forge Lane, Horney Common, Uckfield, East Sussex, TN22 3EL

**Batcheller
Monkhouse**
Our Corner of England

LOWER LAMPALL FARM

A rare opportunity to acquire this smallholding located in a delightful rural position on the edge of Ashdown Forest comprising of three-bedroom detached bungalow with a detached annex both in need of updating, several agricultural barns and paddocks in total approximately six acres.

Bungalow

- Kitchen/Breakfast Room
- Sitting Room
- Second Reception Room/Dining Room
- Main Bedroom with En-Suite Shower
- 2 Further Bedrooms
- Family Bathroom

Annex

- Kitchen
- Bedroom with En-Suite Shower
- Reception Room

Outside

- Parking Area
- Gardens
- Outbuildings
- Two Agricultural Barns
- Paddocks
- In Total Approximately 6 Acres



DESCRIPTION

Lower Lampall Farm offers a unique opportunity to acquire this smallholding located in a delightful rural position opposite Ashdown Forest with its many miles of walking and riding.

The property comprises of a three-bedroom detached bungalow and a one-bedroom detached annex both in need of extensive updating but offer scope to extend (subject to planning) and refurbish as desired.

The main features of the property include:

- Front door leading to an **Entrance Hall** with coats cupboard and airing cupboard
- **Kitchen** double aspect with a range of wall and base units, work surface, stainless steel sink, exposed chimney breast housing a Rayburn stove, tiled floor and a **Pantry**.
- Off of the kitchen is a rear **Entrance Porch** with a tiled floor and a door to the garden.
- Adjoining the kitchen is the **Second Reception Room/Dining Room** which has a double aspect and a stone fireplace.
- A good sized **Sitting Room** which has a double aspect, double doors leading to the rear garden, exposed brick fireplace with wood burning stove.
- The **Main Bedroom** has a double aspect with fitted cupboards and en-suite **Shower Room** featuring a WC, wash basin and a tiled shower cubicle
- **Bedroom 2** has fitted cupboards.
- **Bedroom 3** is to the rear.
- There is a **Family Bathroom** in the centre of the bungalow featuring a bath, WC, wash basin and heated towel rail.

Annex

- The **Detached Annex** is in need of total repair but features an incomplete **Kitchen**.
- The **Main Bedroom** is to the rear with an en-suite **Shower Room** and WC.
- There is an attractive triple aspect **Living Room** with a wood burning stove.

OUTSIDE

The property is approached via a short driveway through a private gated entrance into a yard that provides ample parking. The bungalow itself is surrounded by a mature garden and is completely secluded by mature hedging and trees.



The annex is situated opposite the bungalow in the gardens. There is also a shed and a brick-built store. On the other side of the yard are two agricultural barns and a store in front of one of the paddocks. The other paddock lies beyond separated by a hedge row with a gate giving access.

AMENITIES

Local: Nutley village close by benefits from a village store, garage and restaurants.

Towns: Uckfield (4.8 miles), East Grinstead (10.9 miles). Haywards Heath (11.9 miles), Lewes (12.8 miles), Tunbridge Wells (13.2 miles), Brighton (21.4 miles).

Transport: Haywards Heath Station (12.5 miles) services to London in approximately 45 minutes. Uckfield Station (4.6 miles) services to London is approximately 1 hour. Gatwick Airport (20.8 miles).

Schools: Nutley Primary School www.nutleyprimaryschool.org.uk Sir Henry Fermor Primary School www.fermorschool.org.uk Beacon Academy www.beacon-academy.org Uckfield College www.uckfield.college Great Walstead School www.greatwalstead.co.uk Lewes Old Grammar School www.logs.uk.com Cumnor House www.cumnor.co.uk Brambletye www.brambletye.co.uk

Leisure: Crowborough Beacon Golf Club www.cbgc.co.uk Ashdown Forest www.ashdownforest.org South Downs National Park www.southdowns.gov.uk South of England Showground (11.3 miles) www.seas.org.uk Felbridge Showground (12.6 miles) www.felbridge.net Hickstead Showground (18.8 miles) www.hickstead.co.uk

DIRECTIONS

From the roundabout at Maresfield where the A272 joins the A22 (Maresfield Bypass) proceed north on the A22 signposted London and East Grinstead. Follow the road until reaching the next roundabout where you take the second exit towards Maresfield and Fairwarp. After a very short distance take the first left hand turning into Lampall Road and follow for approximately half a mile, then turn into Old Forge Lane which will be found on your left. Follow Old Forge Lane for a short distance around a sharp left hand bend where the property will be found immediately after on the left hand side.

What3Words: ///unframed.indoor.backfield

Additional Information

Local Authority: Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX. Telephone 01323 443322 Website www.wealden.gov.uk

Services (not checked or tested): Mains electricity and water, no mains gas, LPG central heating, septic tank drainage, no mains drains.

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

Tenure: Freehold. Land Registry Title Number ESX 274049

EPC: EPC rating F

Council Tax: Band C





GUIDE PRICE £1,000,000 - £1,100,000

Viewings

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

Battle
01424 775577
battle@batchellermunkhouse.com

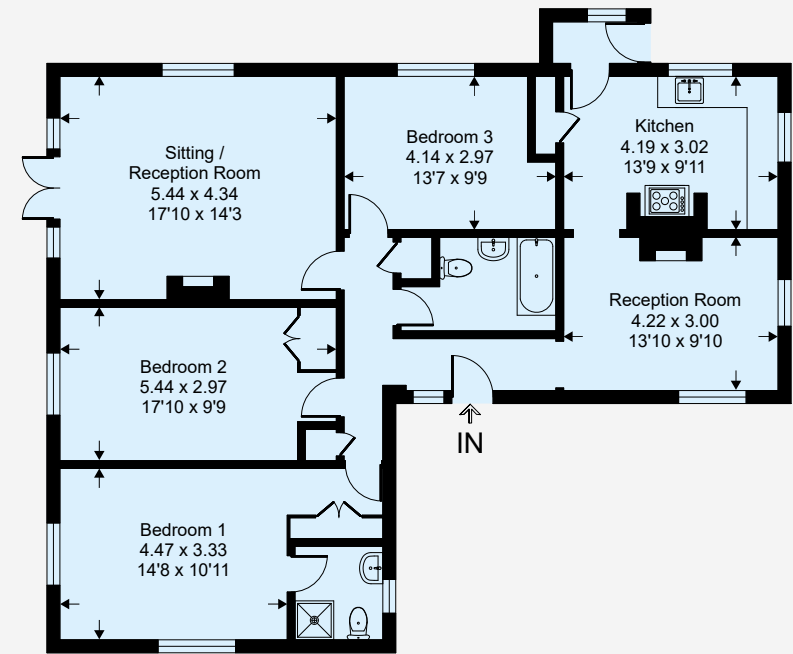
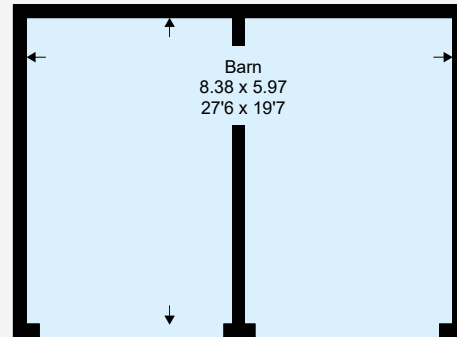
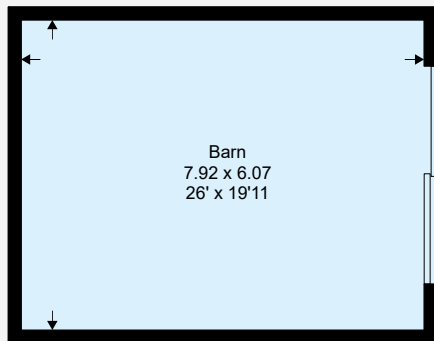
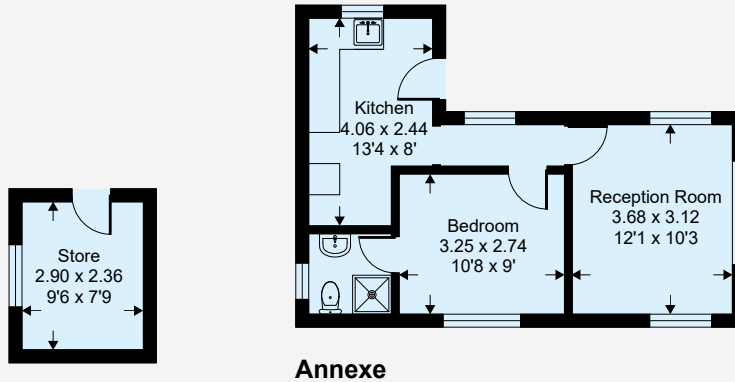
Haywards Heath
01444 453181
hh@batchellermunkhouse.com

Pulborough
01798 872081
sales@batchellermunkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermunkhouse.com

Lower Lampall Farm, TN22

Approximate Gross Internal Area = 119.5 sq m / 1287 sq ft
Approximate Outbuildings Internal Area = 105.2 sq m / 1133 sq ft
Approximate Annexe Internal Area = 35.9 sq m / 387 sq ft
Approximate Total Internal Area = 260.6 sq m / 2807 sq ft



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.

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;

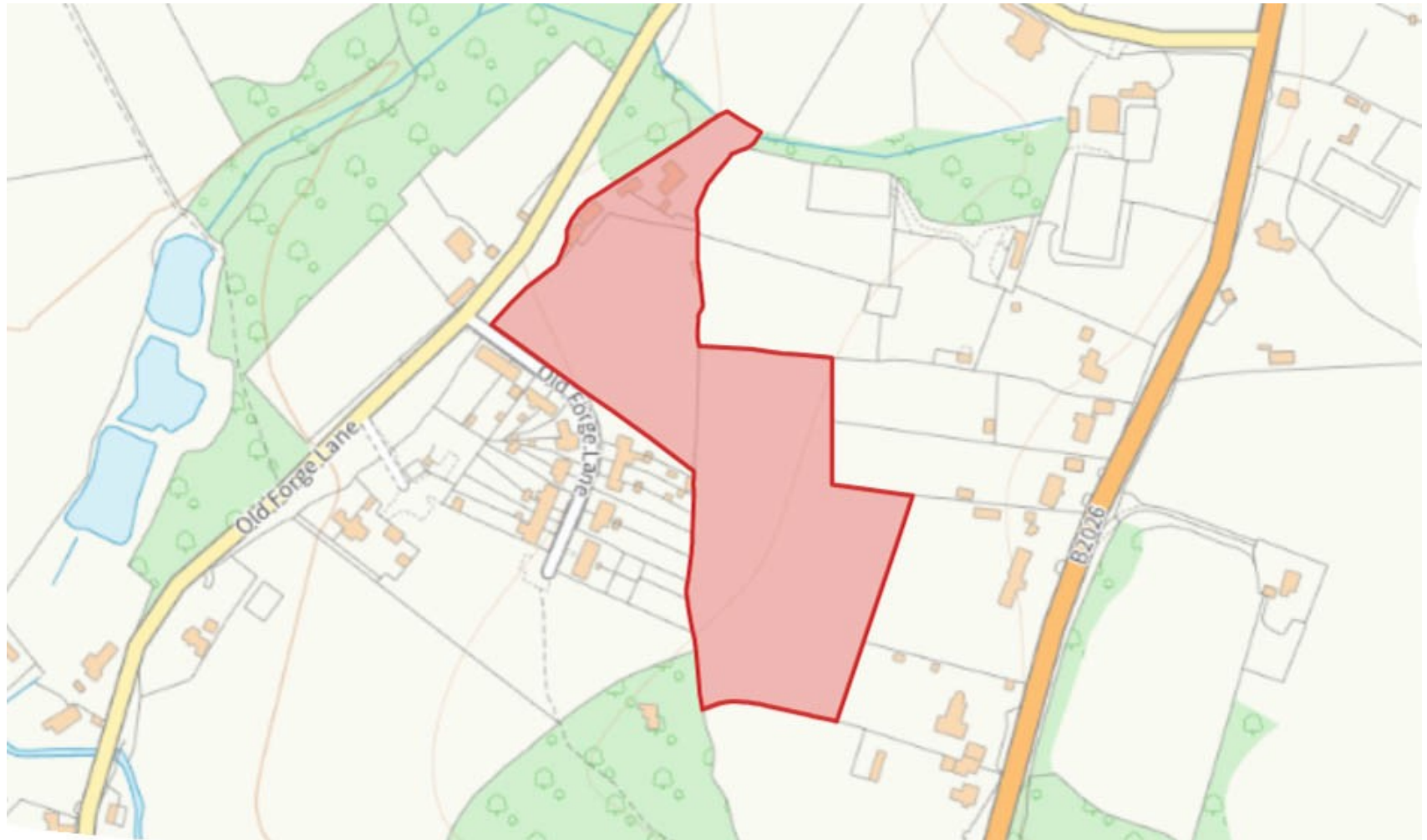
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

batchellermonkhouse.com



rightmove
find your happy

EQUESTRIAN
propertytsale.com

Farmland
MARKET

UKLANDand
FARMS.co.uk