



125

— YEARS OF —

**Lambert
& Foster**



LUDLAY
STATION ROAD, BERWICK, EAST SUSSEX, BN26 6TE



**Lambert
& Foster**

BERWICK STATION 0.6 MILES | EASTBOURNE 13 MILES | GATWICK AIRPORT 36 MILES

LUDLAY, STATION ROAD, BERWICK, EAST SUSSEX, BN26 6TE

A beautiful four-bedroom Grade II Listed family home approached by a long sweeping tree lined drive with land totalling 44.76 acres (TBV). The property also includes a spectacular detached flint barn; three additional cart barns and a large agricultural hay barn located in a stunning setting in Berwick with views across to the South Downs.

ASKING PRICE £2,450,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautiful four-bedroom Grade II Listed family home approached by a long sweeping tree lined drive with land totalling 44.76 acres (TBV). The property also includes a spectacular detached flint barn; three additional cart barns and a large agricultural hay barn located in a stunning setting in Berwick with views across to the South Downs.

This special property, which comes to market chain free, requires modernisation, offering a new owner the opportunity to re-imagine and restore a heritage home in a truly spectacular setting. Ludlay is set over four floors including a cellar on the lower ground floor and a loft room on the second floor. On the ground floor you find a sitting room, dining room, utility room, boiler room and garden room. On the first floor are four bedrooms, two ensuite bathrooms and a family bathroom.

The property, which includes more than 3783 sq. ft. of internal living space, showcases a plethora of wonderful features including, high ceiling heights, large sash windows and a beautiful glass house extension.

Ludlay is approached by a spectacular tree lined drive leading to a large parking area with ample parking for numerous cars and a characterful carport with a clock tower. The house is surrounded by approximately 3.15 acres (TBV) of landscaped gardens including a pond, paddock, stone bathing pool and a variety of mature trees and shrubs.



DESCRIPTION CONTINUED

Adjacent to the house is Ludlay Farm which is comprised of a truly magnificent flint barn with parquet flooring with two attached cart barns set in 1.54 acres (TBV).

The land surrounding the property is on three separate titles comprising of three fields and part of a wood - Law Lord's Coppice. The fields are known as Home Field (ESX181983) (10.19 acres TBV)), Brick Field (ESX348953) (10.27 acres TBV)), Long Field (ESX348965) (8.14 acres TBV) which is leased from the Firle Estate with 87 years remaining and Brick Field (ESX348966) which is leased from the Firle Estate with 87 years remaining.

The property sits within the parish of Berwick, a village known across Britain for its remarkable parish church of St Michael & All Angels. During the Second World War, local landowners invited members of the Bloomsbury Group—notably Duncan Grant, Vanessa Bell and Quentin Bell—to decorate the church. Today the church is a site of national cultural importance, visited by art lovers from around the world, and it brings a distinct creative heritage to the immediate neighbourhood of Ludlay.

The surrounding landscape reinforces this cultural resonance. The house and barns are set against the rolling backdrop of the South Downs National Park, with its open chalk ridges, hidden valleys and famed walking trails. This is countryside immortalised in Bloomsbury canvases and modern British literature—an environment where heritage, art and landscape intermingle.

Despite its idyllic rural setting, Ludlay is remarkably well connected. Berwick station lies moments from the drive, providing direct services along the East Coastway line to Lewes, Brighton, Eastbourne and Hastings, with onward connections to London Victoria. The A27 trunk road also lies close at hand, linking to the wider South Coast and the national road network.









FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

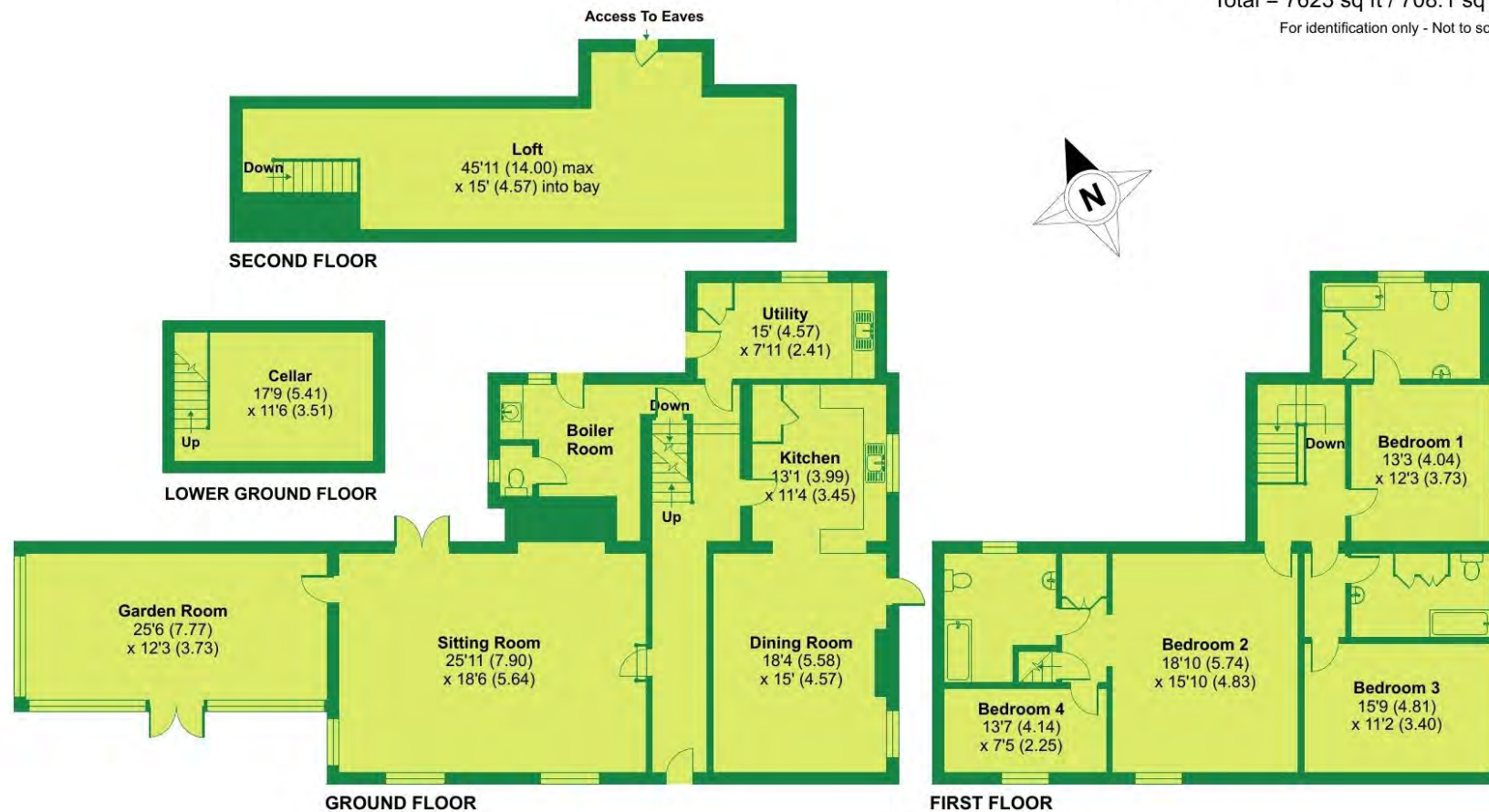
Ludlay, Station Road, Berwick, Polegate, BN26 6TE

Approximate Area = 3783 sq ft / 351.4 sq m (excludes carport)

Outbuilding(s) = 3840 sq ft / 356.7 sq m

Total = 7623 sq ft / 708.1 sq m

For identification only - Not to scale



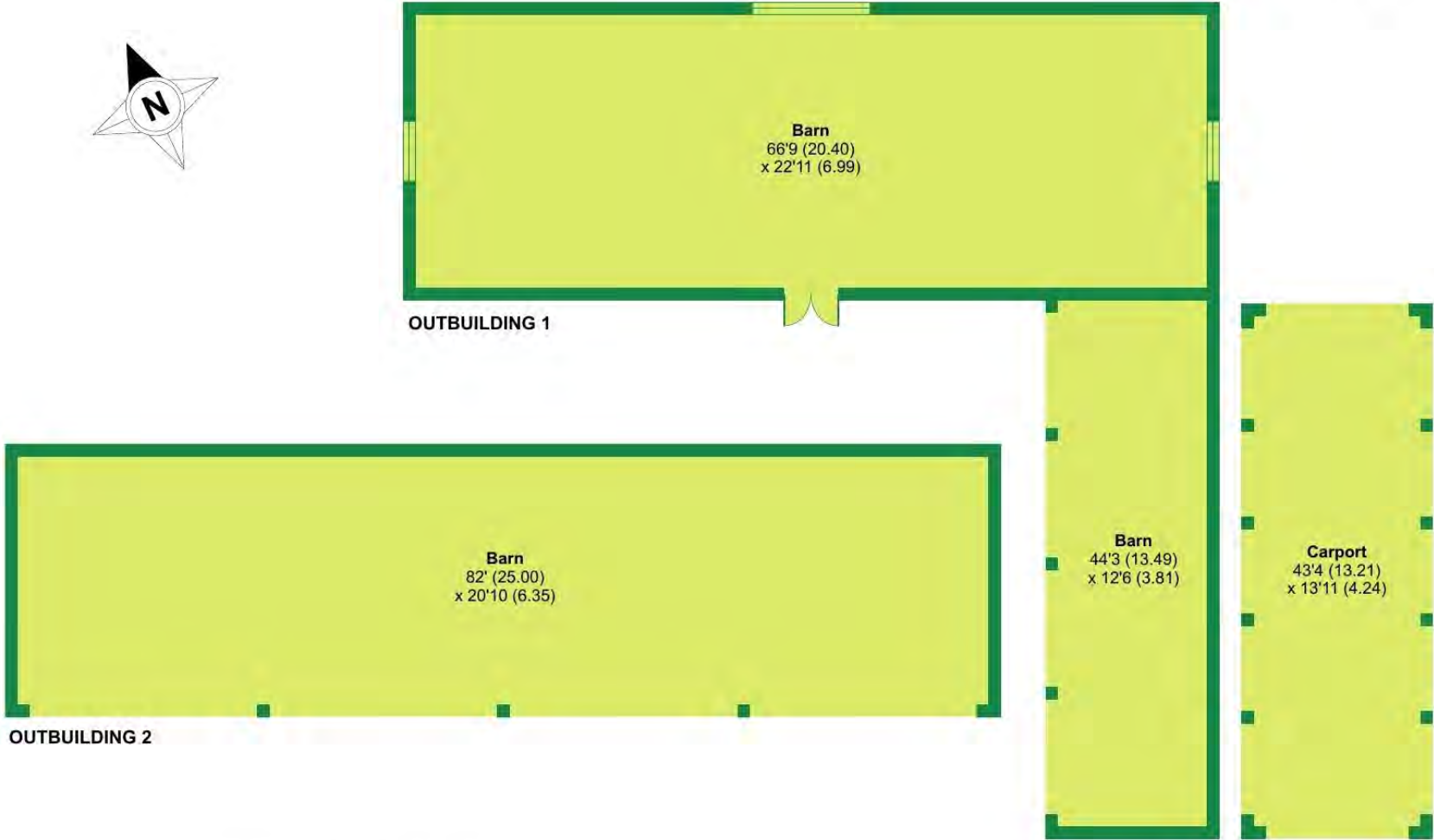
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Lambert and Foster Ltd. REF: 1359847

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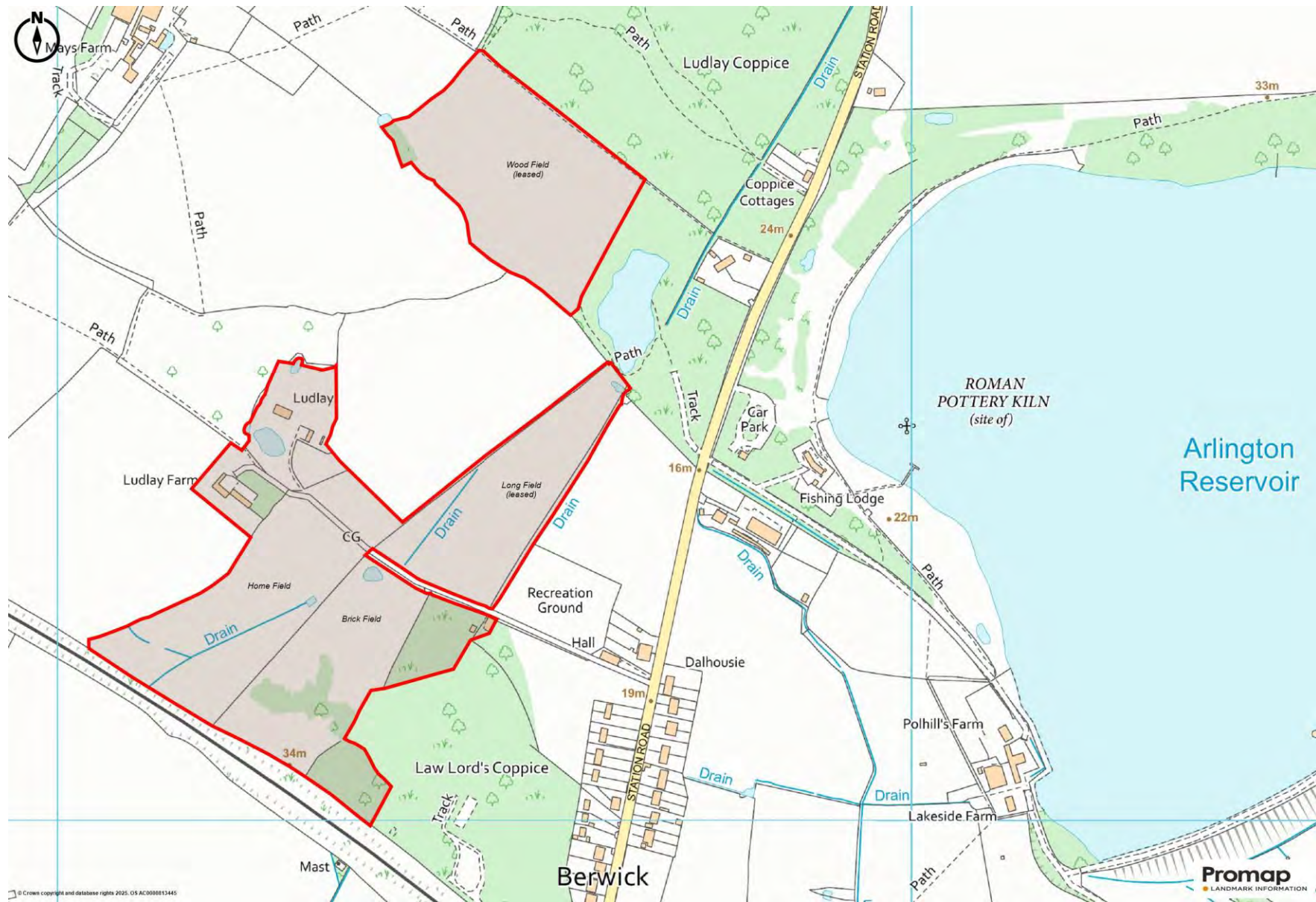
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SITEPLAN

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VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///IDEAL.ORBIT.TALLER

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Private

Heating: Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: G **EPC:** NA

RIGHTS OF WAY: The Vanguard Way right of way crosses the property.

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick & tile hung elevation with tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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