



# Nortons Farm

Kent Street, Sedlescombe, East Sussex, TN33 0SG

Batcheller  
Monkhouse

Our Corner of England

# NORTONS FARM

A substantial Grade II Listed period house of mixed ages and extending to 3,886 square feet, ideal for multi-generational living, together with 28 acres of farmland and situated in a rural location with direct bridleway access into Battle Great Woods.

## Ground Floor

- Two Entrance Halls
- Cloakroom
- Drawing Room
- Dining Room
- Sitting Room
- Family Room/Study
- Kitchen/Breakfast Room
- Utility Room
- Boiler Room
- Cellar

## First Floor

- Six Bedrooms
- Bathroom
- Shower Room

## Second Floor

- Bedroom 7
- Attic Room

## Outside

- Brick and tile Workshop
- Corrugated iron Pole Barn
- Stables
- Garden and Grounds and Farmland
- In all about 28 acres



## DESCRIPTION

Nortons Farm is a substantial Grade II Listed period house of mixed ages and extending to 3,886 square feet, ideal for multi-generational living.

The elevations are brick beneath a tiled roof and there is mains gas central heating and a new sewage treatment plant has recently been installed.

**Nortons Farm is approached over the entrance to Sedlescombe Golf Club and then onto a private driveway of some length shared with two other properties, being at the end and having direct access onto bridleways into Battle Great Woods, making it ideal for those with equestrian interests and the 1066 Country Walk for walking.**

The main features are:

The 17th century section has good ceiling heights and is arranged as follows:

- **Front door** to **spacious hall** with tiled floor and staircase to the first floor. The well-proportioned **drawing room** has an inglenook fireplace with brick inset and wood burner, polished old quarry tiled floor, access to the cellar.
- The **kitchen/breakfast room** has a 1½ bowl stainless steel sink, working surfaces with cupboards beneath and wall cupboards above, breakfast bar, Neff double oven and mains gas hob, four-oven Aga (not operational) and door to the garden. The **utility room** has a stainless steel sink, working surfaces, plumbing for dishwasher and washing machine, door to the garden.
- The **dining room** has a period fireplace, cupboard and timbered ceiling. The **side hall** has a tiled floor. **Cloakroom** with basin, WC and cupboard. **Boiler room** with gas-fired boiler, Megaflow hot water system.

The Victorian section of the ground floor comprises:

- **Front door** to **spacious hall** with period staircase. Double aspect **sitting room** with Victorian fireplace with gas fire. The **family room/study** is also double aspect and has a fireplace (sealed) and views.
- There are two staircases which lead to the first floor; one leads to the Victorian section, with a **landing** and **bedroom 1** with walk-in wardrobe cupboard and fireplace. There are **two further bedrooms** and a tiled **shower room** with shower cubicle, basin and WC.
- The second staircase leads to a **half landing** with access to the 17th century part of the house and main landing. **Bedroom 4** has a period fireplace and cupboards. There are **two further bedrooms, 5 and 6**, both with cupboards. Half-tiled **bathroom** with bath having shower fitting, basin and WC.
- From the landing a staircase rises to the **second floor** where there is **bedroom 7** and a **large attic room** with scope for conversion to further accommodation.



## OUTSIDE

Nortons Farm enjoys a superb location at the end of a shared private driveway of some 375 yards in length, which culminates at the front of the house with a parking/turning area for a number of vehicles.

The gardens are principally laid to lawn with a broad terrace adjoining the rear of the house, giving an outlook over the gardens, paddock and attractive **pond**. To the west of the house is a useful brick and tile **workshop**.

## OUTBUILDINGS, LAND AND MANEGE

The land is principally laid to **pasture** with some woodland shaws and two further ponds. At a slight remove from the farm house and approached from a spur of the driveway are a selection of **outbuildings** (dimensions shown on the floorplan) with an area of hardstanding to the front, comprising a **6-bay pole barn, stables** and an additional good sized **timber framed building**.

All of these are in need of some attention.

To the south-east of the house is a rubber and sand **manège** and the bridleways give access into Battle Great Wood, making it ideal for those with equestrian interests, Gardens and grounds in all about **28 acres**.

## AMENITIES

**Local:** Nortons Farm is 1.7 miles from the picturesque village of Sedlescombe which has a classic village green and provides for everyday amenities, including a general store/post office, church, doctor's surgery, public house and restaurant/hotel. Nearby Blackbrooks Garden Centre also has a café and a range of shops including delicatessen, greengrocer and butcher.

**Towns:** For more comprehensive amenities and shops, Battle and Robertsbridge are about 4 and 6 miles respectively, Hastings is some 5.5 miles, Tunbridge Wells about 24 miles.

**Transport:** Battle and Robertsbridge stations on the London Bridge/Charing Cross line; Hastings station also accesses the Brighton/Ashford line with links to Gatwick and London Victoria. The A21 links to the M25 and onward motorway network.

**Schools:** Local schools include Sedlescombe Primary School; Battle & Langton Primary School, Claverham Community College and Battle Abbey School at Battle; Vinehall at Robertsbridge; Claremont at St Leonards and Bodiam; St Ronan's at Hawkhurst.

**Leisure:** Sedlescombe is a rural village with a network of footpaths to explore the local area including the 1066 Country Walk and bridlepath access to Battle Great Woods for those with equestrian interests. Sedlescombe Golf and Country Club is within a few minutes' walk with padel courts, a restaurant and bar. Bannatyne's Leisure Centre and Golf Course at Beauport Park.

National Trust properties locally include Bateman's and Bodiam Castle. Historic Battle Abbey and battleground (English Heritage) in Battle.

Hastings is about a 20 minute drive, with its traditional seafront and beach, together with cinema, art gallery, museum and the White Rock Theatre.

**Healthcare:** Conquest Hospital, Hastings; Eastbourne District General Hospital.





## DIRECTIONS

From Sedlescombe on the A21 road proceed in a southerly direction and after about 1.1 miles turn right into Sedlescombe Golf Club. Almost immediately bear left into a private no-through lane and Nortons Farm will be found at the end.

**What3Words:** ///comply.veto.carpeted.

## Additional Information

**Local Authority:** Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

**Services (not checked or tested):** Mains water, electricity and gas.

Private drainage.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX 1995778

**EPC:** EPC rating E **Council Tax:** Band G

**Public Rights of Way:** two bridleways cross the land.



**GUIDE PRICE £1,300,000 - £1,400,000**

## Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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01444 453181  
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# Nortons Farm, Kent Street, Sedlescombe, Battle, TN33 0SG

Approximate Area = 3886 sq ft / 361 sq m  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Outbuildings = 2647 sq ft / 245.9 sq m  
 Total = 6601 sq ft / 613.2 sq m

For identification only - Not to scale

**NOTE:**

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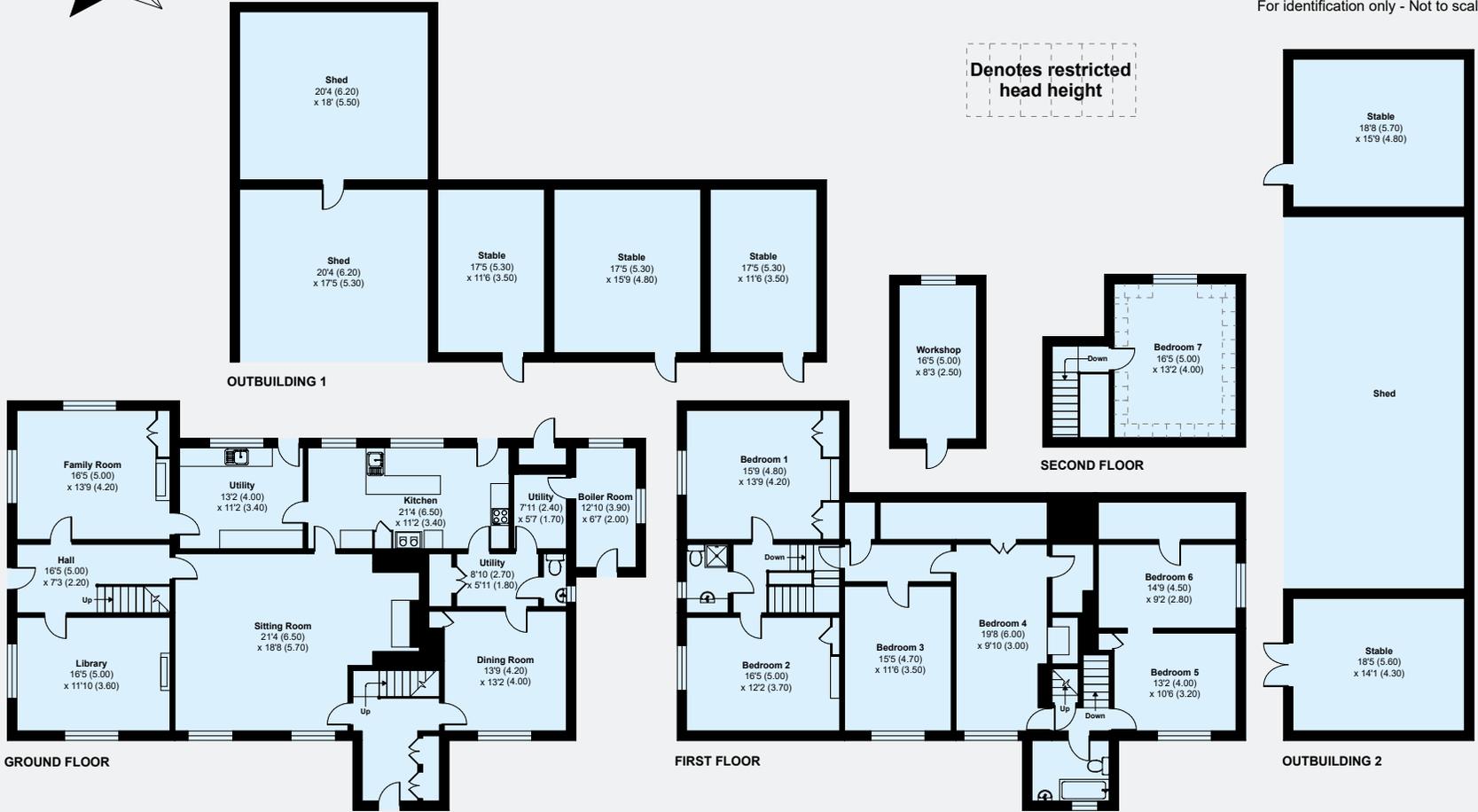
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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Batcheller Monkhouse. REF: 1303492

