



4 Naylor's Farm Cottages

Fir Toll Road, Mayfield, East Sussex, TN20 6NF

Batcheller
Monkhouse

Our Corner of England

4 Naylor's Farm Cottages

A rare opportunity to acquire an extended semi-detached family home in an attractive rural setting with views, equestrian facilities and useful outbuildings, in all approaching 25 acres.

Ground Floor

- Sitting Room
- Family Room
- Kitchen/Dining Room
- Utility/Cloakroom

First Floor

- Main Bedroom with En Suite Shower Room

- 3 further Double Bedrooms
- Family Bathroom

Second Floor

- Bedroom 5
- Study/Bedroom 6
- Shower Room

Outside

- Extensive Parking/Hardstanding
- Former brick and tile Milking Parlour
- Barn with 7 loose boxes
- Haybarn
- Gardens and Grounds, Paddock and Woodlands approaching 25 acres



DESCRIPTION

The property has been much improved and extended by its present owners and provides good size flexible family accommodation. It is located down the track off a quiet country lane in this popular stretch of countryside within easy reach of surrounding communications and favoured villages. It is unusual to find a property with this excellent parcel of land, adaptable outbuildings and equestrian facilities and viewing is recommended to appreciate its location and attractive views.

The main features of the property include:

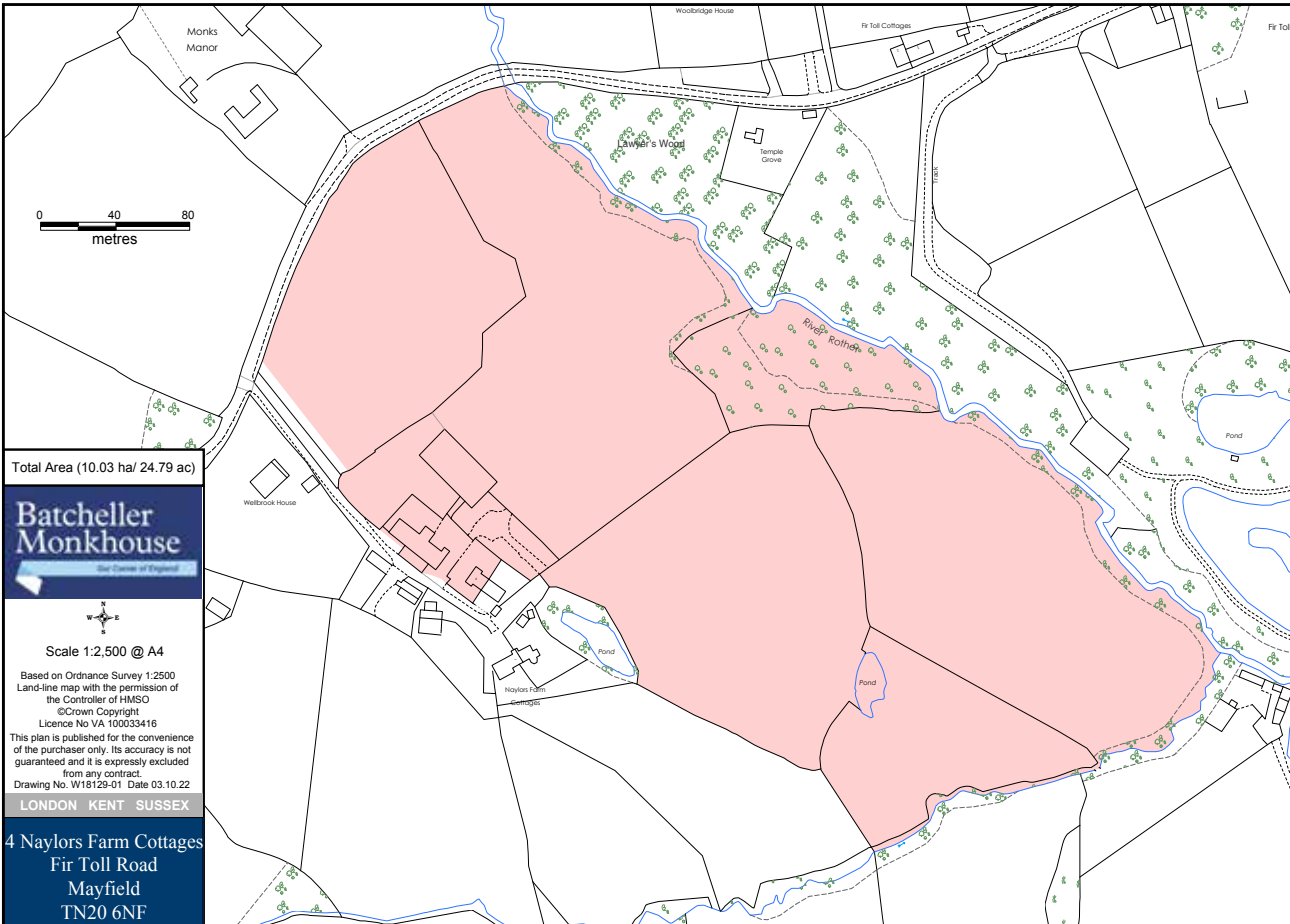
- **Sitting room** which is dual aspect with double doors to front and rear garden and fireplace with inset wood burning stove.
- **Family room** with window to the front and door to the side.
- **Kitchen/dining room** is L-shaped with a good range of units to floor and wall, Rangemaster electric range cooker with induction hob, integrated dishwasher, fridge freezer, combination microwave oven, window to rear and door to side.
- **Inner hall** with **utility/cloakroom**.
- **Main bedroom** has a good range of wardrobe cupboards and **en suite shower room**.
- **Three further double bedrooms** on the first floor and a **family bathroom** with a shower over bath.
- **Second floor landing** and **bedroom 5** with dormer to the rear and attractive views. **Shower room** and **study/bedroom 6** with sloping ceilings and dual aspect.

OUTSIDE

The property is approached over a shared drive and a gated entrance opens to a parking and hard standing area. There is a former brick and tile milking parlour with workshop area, barn which incorporates 8 loose boxes, open sided haybarn and wood store and 2 further stables.

The front garden is hedge enclosed and the rear garden has an area of lawn, weeping willow and apple tree. Beyond the hard standing is a sand school. The grounds are a real joy primarily arranged into 5 paddocks with an area of woodland, the north boundary being the River Rother.





AMENITIES

Local: 4 Naylors Farm Cottages is set in an idyllic rural location down a private road just over a mile from the picturesque village High Street, often considered to be the prettiest in the High Weald. Facilities include a small supermarket, post office, butchers, pharmacy and the ever popular Middle House Inn.

Towns: Heathfield (4.8 miles), Wadhurst (7.3 miles), Crowborough (5.5 miles), Tunbridge Wells (10 miles).

Transport: Wadhurst station (8 miles), Crowborough station (4 miles), Tunbridge Wells station (9.8 miles) all with services to London. Gatwick Airport (30 miles).

Schools: Mayfield School for Girls (www.mayfieldgirls.org), Mayfield C Of E Primary School (www.mayfieldcep.e-sussex.sch.uk). The area has a good choice of schools in both state and private sectors.

Leisure: Nearby facilities include tennis, numerous golf clubs, sailing and walking at Bewl Water (www.bewlwater.co.uk).

DIRECTIONS

Leaving Mayfield village from the south and joining the roundabout heading north on the A267 after 0.1 of a mile turn left into Fir Toll Road. Continue for another 0.7 of a mile turning left into the track down the side of Wellbrook House where the property will be found after a short distance on the left hand side.

What3Words: column.grape.ember

Additional Information

Local Authority: Wealden District Council. 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Private drainage. Oil fired central heating. Mains water and electricity.

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

Tenure: Freehold. Land Registry Title Number ESX51718 and ESX181361

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

Agents Note: The outbuildings will be subject to an overage clause.

GUIDE PRICE £1,275,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



NOTE:

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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.

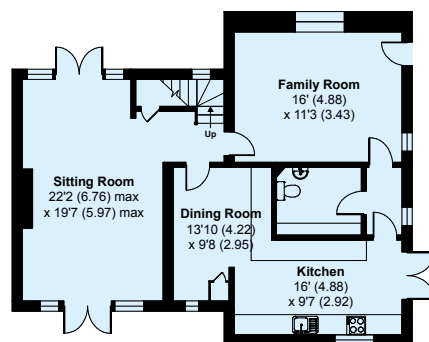
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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



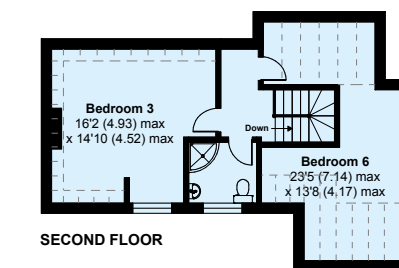
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Approximate Area = 2315 sq ft / 215 sq m
Limited Use Area(s) = 188 sq ft / 17.5 sq m
Barn / Stables = 4059 sq ft / 377.1 sq m
Total = 6562 sq ft / 609.6 sq m

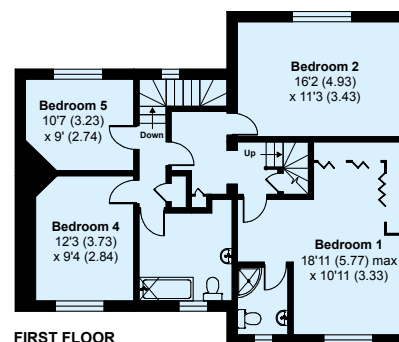
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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