



Lower Morgay Farm

Junction Road, Staplecross, East Sussex, TN32 5SH

Batcheller
Monkhouse

Our Corner of England

LOWER MORGAY FARM

A substantial country house located on high ground with two-bedroom self-contained annexe cottage and detached Holiday Let. In addition there is a superb outbuilding/former aircraft hangar 109' x 61' and private gardens and grounds including two lakes – in all about 31 acres.

Lower Morgay Farm

Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Family Room
- Conservatory

First Floor

- Master Bedroom with en suite Bathroom
- Guest Bedroom 2 with en suite Shower Room
- Bedroom 3

Second Floor

- Two interconnecting Bedrooms
- Shower Room

Annexe - Morgay Cottage

Ground Floor

- Hall
- Sitting Room
- Kitchen/Breakfast Room

First Floor

- Two Bedrooms
- Bathroom

Holiday Let - Quince Cottage

Ground Floor

- Open-plan Kitchen/Living Room
- Shower Room
- Mezzanine Bedroom

Outside

- Excellent Outbuilding/Former Aircraft Hangar 109' x 61'

Land comprising:

- About 8.5 acres of Pasture
- About 20 acres of Woodland
- In all about 31 acres



DESCRIPTION

Lower Morgay Farm is a very unusual south-facing property situated on high ground, set up its own driveway enjoying complete privacy with no immediate neighbours.

The house itself has elevations of part colourwashed brickwork with tile hanging beneath a pitched tiled roof. There is spacious and versatile accommodation with an attached two-bedroom cottage with its own separate entrance and an additional Holiday Let. There are good ceiling heights throughout with oil-fired central heating.

The main features include:

- Stable style **front door** to **entrance hall**; **cloakroom** with WC and pedestal wash basin.
- The large **kitchen/family room** has a twin bowl ceramic sink unit with mixer taps and drainer to the side inset into work surfaces with cupboards and drawers beneath, recess space for dishwasher and refrigerator; oven with extractor above. Further sink unit with space and plumbing below for washing machine.
- **Dining hall** with brick inglenook fireplace with oak bressummer beam and wood burning stove, shelving to the side with a concealed large safe. Staircase to first floor with understairs cupboard beneath.
- The **sitting room** enjoys the views over the garden and has a fireplace with slate hearth and tiled slips. Double opening glazed doors to the **conservatory** with doors to the front and south-facing terrace.
- A half turn staircase leads to the first floor large **landing area** with fitted cupboard. The **master bedroom** has extensive wardrobes along one wall and views to the south over its own land. The generous **en suite bathroom** has a panel-enclosed bath with mixer taps and shower attachment, pedestal wash basin, WC, bidet, fitted dressing table with cupboards and extensive drawers below.
- The **guest suite bedroom 2** enjoys southerly views over the land and has a fitted double wardrobe with drawers below.



- Spacious **en suite shower room** with a double shower cubicle, pedestal wash basin, WC, bidet, fitted cupboards and drawers.
- **Bedroom 3** has an outlook over the garden. Airing cupboard housing the hot water cylinder and immersion heater.
- Staircase to **second floor landing** with eaves storage cupboard and access to the loft.
- **Bedroom 4** interconnects with **Bedroom 5**, which has eaves storage cupboards and views over the land and lakes. **Shower room** with tiled shower cubicle, WC, wash basin with cupboard beneath.

MORGAY COTTAGE - ANNEXE

The accommodation comprises:

- Enclosed **entrance porch** to the front door, leading to the **entrance hall** with quarry tiled floor and staircase to first floor.
- **Kitchen/breakfast room** with 1½ bowl sink unit with drainer to the side inset into work surfaces with cupboards beneath, space and plumbing for washing machine and tumble dryer. Four-ring electric hob with oven and grill beneath. Eye-level cupboards and further work surfaces with drawers below and space for fridge/freezer. Utility cupboard.
- The **sitting room** has double opening glass panelled doors to enclosed courtyard area.
- **First floor landing** with storage cupboard. **Bedroom 1** is a double bedroom with a double aspect and southerly views. **Single bedroom 2**.
- **Bathroom** with panel-enclosed bath with mixer taps and Triton shower attachment above, pedestal wash basin and WC.



QUINCE COTTAGE - HOLIDAY LET

This is set at a slight remove from the property with its own parking area to the front. There are electric wall-mounted heaters and Calor gas, and the accommodation comprises:

- Front door to **hallway** opening into the triple aspect **kitchen/living room** with a partly vaulted ceiling, feature circular window, and glass panelled doors opening onto a small terrace. The kitchen area has a stainless steel sink unit inset into tiled work surfaces, four-ring gas hob, extractor fan above and oven beneath; recess for washing machine and eye-level cupboards.
- The good sized **shower room** has a tiled shower, WC, and hand basin.
- A staircase leads to the **first floor mezzanine bedroom** with Velux windows either side, and eaves storage cupboards.

OUTBUILDINGS

Outside is a superb **former aircraft hangar** currently divided into two rooms, one being a large **workshop area 45' x 16'** with a bench and range of shelving, **WC** and sink unit.

The main body of the building 64' x 45' has a large roller door to the front and is an excellent height. Large diesel tank of block construction, steel frame, light and three phase power connected. A staircase leads to a good sized **mezzanine area 55' x 18'** above the workshop. There is light and power connected.





GARDENS AND GROUNDS

Lower Morgay Farm is approached from the lane through brick entrance pillars and electric gates onto a brick paved driveway 150 yards in length which culminates in a very generous area of part-brick and concrete parking area. The gardens are laid to lawn with flower borders, mature trees and shrubs including oak, apple.

Immediately adjoining the house is a good sized area of brick paved terracing with raised flower borders, circular former rose garden.

A brick pathway leads round to the front of the house bordered by lawn, where there is an additional south-facing terrace. There are areas of lawn and mature shrubs. The front garden is hedge and post-and-rail enclosed.

There is a little timber Wendy house.

The gardens and grounds are a particular feature of the property providing complete privacy with a mixture of about **8.5 acres of pasture** and about **20 acres of deciduous woodland** with excellent mature oaks and beautiful bluebells.

To the west of the house is a timber **studio building** with an area of decking to the front (in need of repair). Within one of the paddocks are **two former storage containers**.

Of particular note are the **two large ponds** which are located within the paddock to the west of the house and which lend themselves to a variety of pursuits.

In all about 31 acres.

AMENITIES

Local: Staplecross village is about 1.8 miles and has a primary school, local stores, public house, village hall and bowling green. Sedlescombe village, with restaurant, Post Office/general stores, public house and primary school, is about 3 miles. Robertsbridge village is about 5 miles and has a good range of shops and amenities.

Towns: For more comprehensive facilities, the historic town of Battle is some 5.2 miles, Hawkhurst about 5.3 miles, Hastings and Rye both some 10.5 miles, and Tunbridge Wells about 21 miles.

Transport: Battle and Robertsbridge stations (London Bridge/Charing Cross line). The A21 links to the M25 and onward motorway network.

Schools: Staplecross, Sedlescombe and Bodiam Primary Schools; Robertsbridge Community College; Claremont Preparatory at St Leonards and Senior School at Bodiam; St Ronan's at Hawkhurst; Battle Abbey School; Bede's at Upper Dicker.

Leisure: Staplecross has an active community, together with local woodland walks in Brede High Woods. Bodiam Castle and Bateman's, (National Trust); golf at Sedlescombe, Hawkhurst and Rye. Rye Harbour Nature Reserve. Cinema, theatres and art gallery at Hastings, together with the coast, sailing and sports facilities.

Healthcare: Medical centres at Battle and Robertsbridge; Conquest Hospital, Hastings.





DIRECTIONS

From Sedlescombe head in a northerly direction on the B2244 for 1.5 miles, passing under a brick road bridge. Continue for a further 0.6 of a mile and the driveway to Lower Morgay Farm will be found on the left.

What3Words: [///online.imperious.repayment](https://online.imperious.repayment)

Additional Information

Local Authority: Rother District Council. Tel: 01424 787000

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

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

Tenure: Freehold. Land Registry Title Number ESX168600

EPC: EPC ratings - House E; Morgay Cottage E; Quince Cottage D

Council Tax: Farmhouse - Band G. Quince Cottage - Band G



Morgay Cottage



Morgay Cottage



Quince Cottage



GUIDE PRICE £1,750,000 - £1,800,000

Viewings

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

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01424 775577
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01444 453181
hh@batchellermonkhouse.com

Pulborough
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Tunbridge Wells
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twells@batchellermonkhouse.com





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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.

Lower Morgay Farm, Staplecross, Robertsbridge, TN32 55H

Approximate Area = 2514 sq ft/ 233.5 sq m

Limited Use Area(s) = 305 sq ft/ 28.3 sq m

Morgay Cottage = 627 sq ft / 58.2 sq m

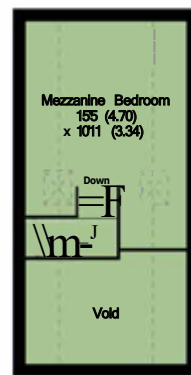
Quince Cottage = 492 sq ft / 45.7 sq m

Total = 3938 sq ft/ 365.7 sq m

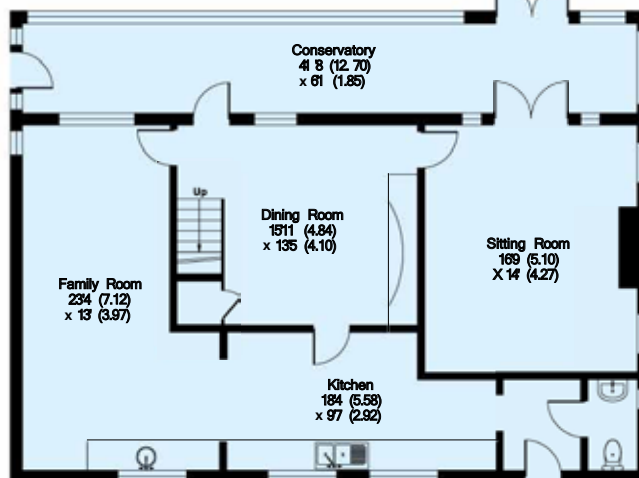
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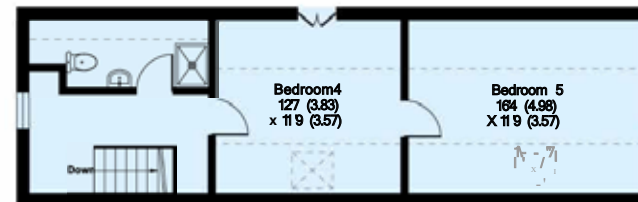
QUINCE COTTAGE GROUND FLOOR



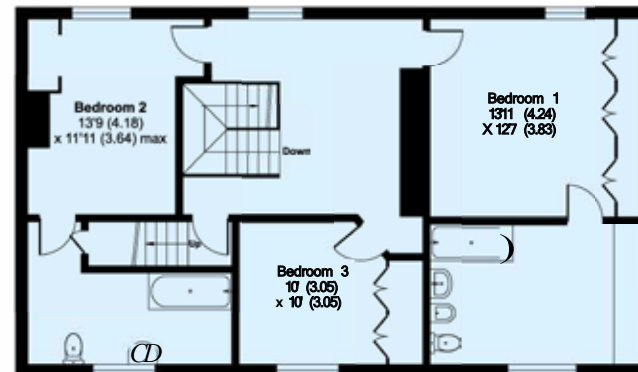
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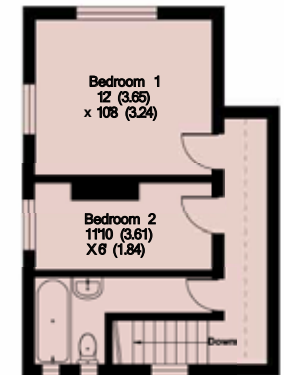
GROUND FLOOR



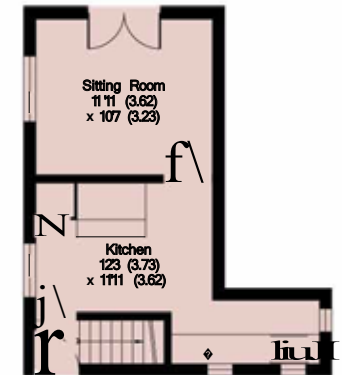
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



MORGAY COTTAGE GROUND FLOOR

Floor plan produced in accordance with RIGS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nOcheoom 2025. Produced for Batcheller Monkhouse. REF: 1272616