

Park Farm

Breadsell Lane, Crowhurst, East Sussex, TN38

SAMUEL & SON

CHARTERED SURVEYORS

PARK FARM

BREADSELL LANE, CROWHURST, EAST SUSSEX, TN38 8EB

An attractive residential farm in the heart of 1066 country offering an impressive range of accommodation, farm buildings and exceptional equestrian facilities with significant diversification income potential.

- Grade II Listed 4 bedroom farmhouse with gardens and grounds
- 7 Holiday cottages with existing business and proven income
- PP for further 2 bed holiday unit
- Superb modern equestrian unit extending to some 13,913 sq. ft, with 20 indoor boxes, indoor exercise arena and service areas
- Extensive range of traditional and modern farm buildings covering over 24,000sq. ft
- Permanent pasture, arable and woodland
- Fine countryside views

IN ALL ABOUT 102.36 ACRES

Guide £3,700,000

Location

The property lies in a peaceful position surrounded by the beautiful countryside of the High Weald National Landscape, about 2.3 miles east of the sought-after village of Crowhurst. The village has a good primary school, popular local pub, a historic parish church, a village hall and a recreation ground along with mainline train station with services to London (Waterloo, Charing Cross, London Bridge).

The coastal towns of Hastings and Bexhill are some 5.5 miles and 6 miles distant respectively, Hastings famed for its vibrant Old Town and both having a good range of entertainment, amenities and attractive seafronts as well as main line stations.

The historic town of Battle with its famous Battle Abbey is 6.5 miles to the north with high street shops and main line station.

There are good road connections with the A21 London Road close by linking to the wider national road network.

There is a wide choice of schooling in the general area. - Claverham Community College and Battle Abbey School at Battle; Claremont Preparatory School in St Leonards and Senior School at Bodiam; Marlborough House Vinehall School at Robertsbridge; St Ronan's at Hawkhurst.

Description

Park Farm offers a versatile and appealing rural opportunity with multiple enterprises and income generation potential with good communications providing convenient access to London and the south coast whilst enjoying a fine location in the High Weald countryside.

There is an impressive range of accommodation, the principal dwelling being a Grade II listed Regency style 4 bedroom farmhouse with private garaging set in formal gardens with lovely views over the farm and to the sea. In addition, there are eight converted and characterful holiday cottages with excellent earning potential.









One of the standout features of the property is its newly constructed sizeable equestrian facility incorporating 20 indoor stables, service areas and indoor exercise arena. The remaining farm buildings are set around concrete yard areas and provide a functional range of more modern general purpose agricultural barns and traditional buildings including an old dairy and stabling.

The farmland is set in a single block and is a combination of productive permanent pasture managed for grazing and foraging, along with arable and woodland.

The Farmhouse

Park Farmhouse is situated to the north of the central courtyard in an elevated position with its own private gardens overlooking the farm with wonderful views towards the English Channel and South Downs. A Grade II Listed, Regency style 4 bedroom house with period features including bay windows and feature fireplaces, it offers 3,110 sq. ft. of elegantly proportioned accommodation over three floors. On the ground floor there is a kitchen, utility room, WC, sitting room and dining room accessed off a large central entrance hall.

The first floor consists of a master bedroom with an ensuite shower room and dressing room with fitted wardrobes, 3 further bedrooms, all with fitted wardrobes and a family bathroom.

Stairs lead from the first floor landing to three adjoining attic rooms which are currently used as a storage area and give access to the eaves.

The current owners have carried out substantial renovations to the house in recent years including replacement windows, a new tiled roof and internal renovations. Some of these works are subject to ongoing planning applications. Further details are available from the Agent on request.

Outside

Directly behind the farmhouse is a brick-built outbuilding currently used for storage and as a workshop. The farmhouse is approached via a drive off Breadsell Lane, separate to the main farm entrance, leading into a large parking/turning area to the side of the house with an open bay double garage off. Breadsell Lane itself runs southwest to connect to Crowhurst Road and beyond to the primary road network, including the A2690 (Combe Valley Way).

The Gardens and Grounds

The gardens and grounds are a delightful feature extending southwards from the front of the house enjoying far reaching views to the coast. The immediate garden is in need of landscaping following recent works. Beyond this, steps lead down to attractive landscaped grounds with extensive areas of lawn interspersed with mature tree specimens and a large pond enclosed with a combination of attractive brick walling, mature hedges and post and rail fencing.

The Holiday Let Cottages

The current owner has converted a number of the traditional farm buildings, including most recently a Sussex Barn, into eight characterful holiday lets with a total floor area of 6,982sq ft. Seven of the cottages are situated around a central courtyard broadly forming an enclosed quadrangle, with private entrances and courtyard gardens. The owner has operated a successful business for several years demonstrating excellent occupancy levels and it is considered that there is an income potential in the region of £200,000 per annum. https://www.parkfarmcountrycottages.co.uk/

Meadow View (2 Bedroom)

Single storey consisting of an open plan kitchen/diner/lounge and two en suite double bedrooms.

Honeysuckle (2 Bedroom)
Open plan kitchen/dining/sitting room and en suite double bedroom on the ground floor with spiral staircase from the kitchen to a double bedroom with a Juliet balcony and ensuite shower room on the first floor.

Laundry Room
This attached building between Honeysuckle and Primrose, houses laundry facilities for the complex.

Primrose (2 Bedroom)
An open plan kitchen/dining/sitting room and an en suite double bedroom on the ground floor and a spiral staircase from the kitchen to a double bedroom with ensuite shower room on the first floor.

Clover (2 Bedroom)
Open plan kitchen/dining/sitting room and door leading to a patio courtyard with connecting door to the courtyard garden of Primrose. The property contains a ground floor double bedroom with ensuite bathroom and a spiral staircase leads from the kitchen to a double bedroom and ensuite shower room.

The Wrens (1 Bedroom)
Open plan kitchen/dining/sitting room area on the ground floor with a double ensuite bedroom with balcony on the first floor.

Little Foxes (3 Bedroom)
Entrance hall with downstairs cloakroom, an open plan kitchen/dining/sitting room with access to courtyard patio. On the first floor there are three ensuite bedrooms.

Badgers Barn (3 Bedroom)
Entrance hall with downstairs cloakroom, an open plan kitchen/dining/sitting room with access to the garden and on the first floor, three ensuite bedrooms.

Stockton Barn is located separately in the northeast corner of the holding just off the lane and enjoys a more secluded position with lawned gardens that wrap around the property. It was built in the 1990s using reclaimed materials including old oak beams and leaded windows. The ground floor consists of an entrance hall with WC, dining room with stairs to the first floor and a sitting room and kitchen with utility. On the first floor are 3 bedrooms, one of which is ensuite and a shower room.

A further old stable building within the courtyard complex has planning permission to convert into a reception area for the holiday let complex together with a further holiday let unit suitable for disabled access.

The Farm Buildings

The property is served by a good range of traditional and modern farm buildings set to the south and east of the farmhouse and holiday lets, including an old dairy and general purpose steel-framed agricultural barns set around concrete yards and aprons, with power and lighting throughout; dimensions and layout are shown on the buildings plan contained within these particulars.

Equestrian

An exceptional element of the property is the equestrian diversification enterprise which offers excellent potential for income, notably the recently constructed equestrian unit (approx. 55m x 25m) of steel frame construction, externally faced in brick with horizontal boarding above and profile sheet roofing. Internally, it offers 13,913sq ft of space and comprises 20 Lodden box stables at the eastern end of the building and an indoor riding arena (approx. 23m x 23m) at the western end, separated by a tack room, toilets and welfare areas and office. There are two sliding access doors in each of the gable ends, with a further sliding access door in the side (south) elevation and windows along both sides. Some of the other farm buildings have been internally modified to provide further stabling/facilities.









Land

The land extends to the north and south of the farmhouse and buildings, gently sloping down to the southern boundary with a slight fall westwards to a watercourse and is slightly acid loamy and clayey soils, classified as Grade 3 Agricultural Land and located within the High Weald National Landscape.

The block is subdivided by way of fences, hedges and mature tree screens into fields/enclosures comprising of permanent pasture, for grazing of horses and making of grass forage, arable land and a variety of broadleaf woodland ghylls and shaws. The pasture land extends to about 37 acres and wraps around the farm buildings being immediately accessible from the equestrian area. The 36 acres of arable land is located beyond to the north and west with approximately 22 acres of woodland pockets.

GENERAL INFORMATION

Services

Mains electricity (3-phase), mains water; oil-fired central heating and hot water to farmhouse and holiday lets; private drainage.

Local Authority

Rother District Council. www.rother.gov.uk

Outgoings

Council Tax Band 'G'.

Business Rates

The holiday cottages are subject to Business Rates. Further details available upon request.

Energy Performance

Park Farmhouse EPC 'D'.
The Wrens, Little Foxes, Badgers Barn EPC 'C'.
Honey Suckle Cottage, Primrose Cottage, Clover Cottage and Meadow View EPC 'E' Rating.

Planning

There are live planning applications with Rother District Council relating to works to the Farmhouse reference RR/2025/1635/P and RR/2025/1636/L. Further information and a full planning history is available from Samuel & Son upon request.

Boundaries & Acreages

Purchasers must satisfy themselves on the location of all boundaries from the Land Registry Plans available and their own physical inspection of the Property. Any acreages quoted are for guidance purposes only.

Plans & Photographs

The plans provided are for identification and guidance purposes only. External photographs were taken in October 2024, internal photographs in October 2026.

Easements, Wayleaves, Rights Of Way

The property is offered for sale subject to and with the benefit of all rights of way, easements, wayleaves and other rights of way whether specifically referred to or not. Breadsall Lane carries a public footpath. A public footpath travels through the farm broadly east-west through the buildings and to the front of the farmhouse.

Method of Sale

The property is offered for sale by private treaty.

Tenure

The property is offered freehold with vacant possession upon completion.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam. Tel: 01435 810077.

Location

What3words; ///supposed.punchy.celebrate

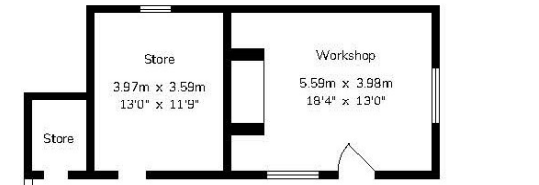
Park Farm

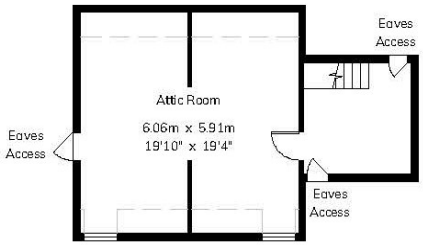
Stockton Barn - Gross Internal Area : 143.5 sq.m (1,544 sq.ft.)

Park Farmhouse - Gross Internal Area : 289 sq.m (3,110 sq.ft.)

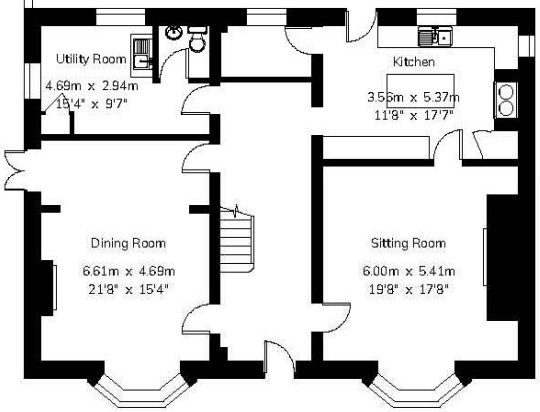
Garage & Stores - Gross Internal Area : 99.1 sq.m (1,066 sq.ft.)

Park Farmhouse

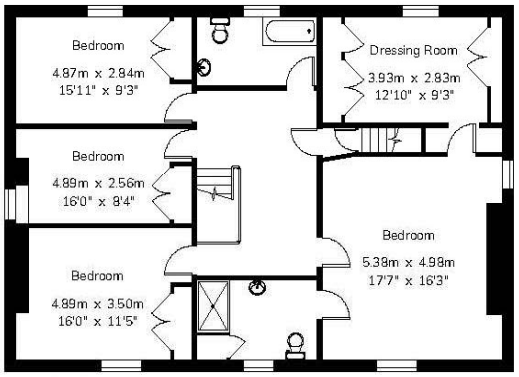




Second Floor



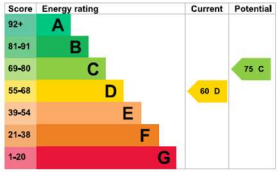
Ground Floor



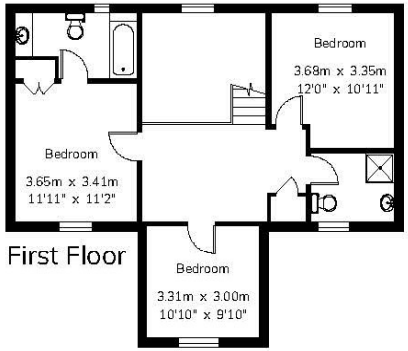
First Floor

5 10 15 20 Feet

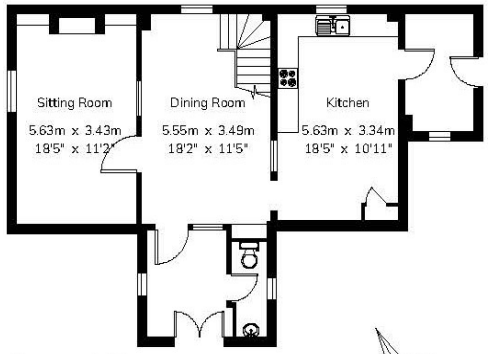
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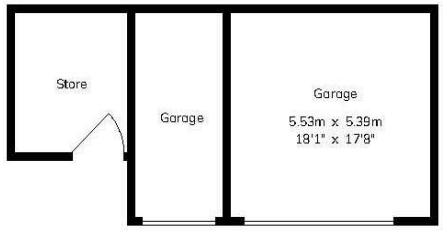
Stockton Barn



First Floor



Ground Floor











Park Farm

Honey Suckle Cottage - Gross Internal Area : 61.9 sq.m (667 sq.ft.)

Primrose Cottage - Gross Internal Area : 57.3 sq.m (616 sq.ft.)

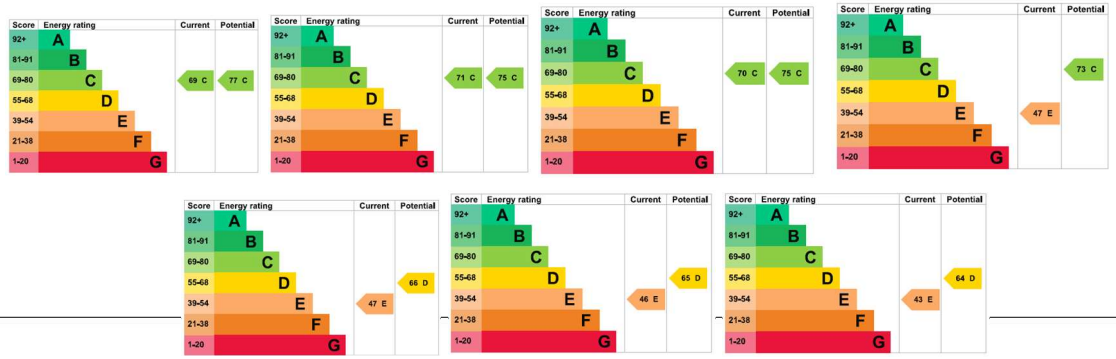
Clover Cottage - Gross Internal Area : 57.3 sq.m (616 sq.ft.)

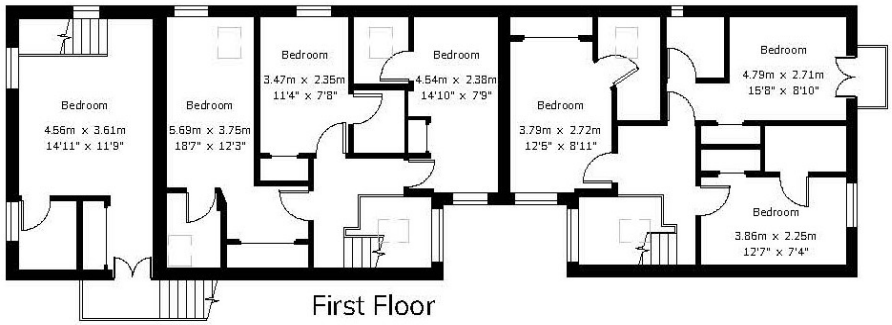
The Wrens - Gross Internal Area : 46.6 sq.m (501 sq.ft.)

Little Foxes - Gross Internal Area : 98.4 sq.m (1,059 sq.ft.)

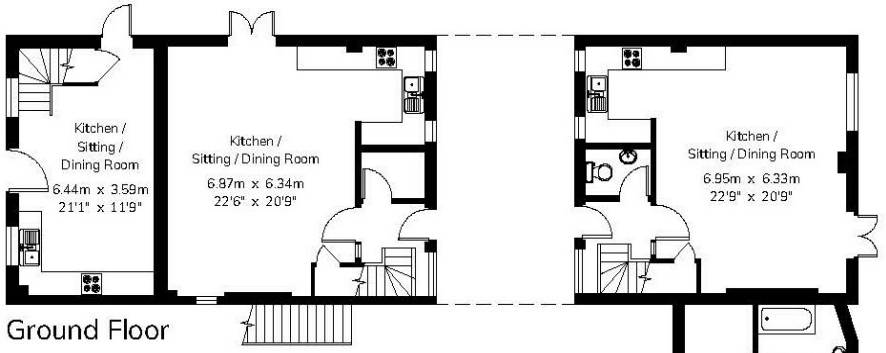
Badgers Barn - Gross Internal Area : 98.5 sq.m (1,060 sq.ft.)

Meadow View - Gross Internal Area : 77.1 sq.m (829 sq.ft.)

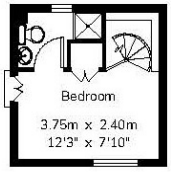




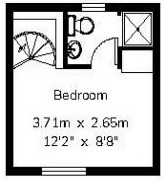
First Floor

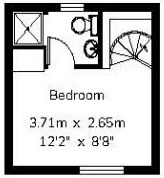


Ground Floor



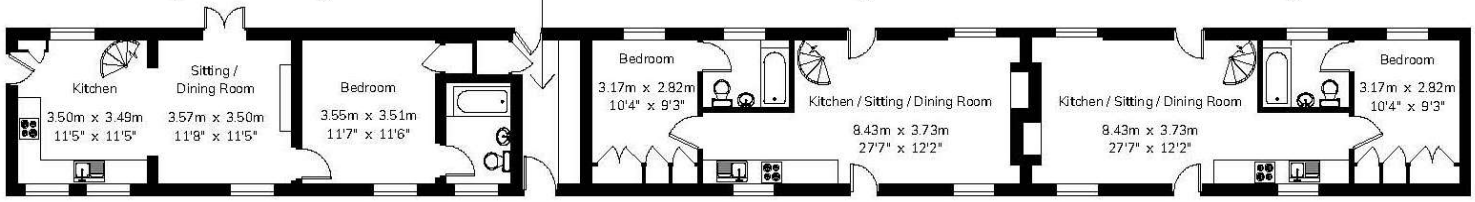
First Floor



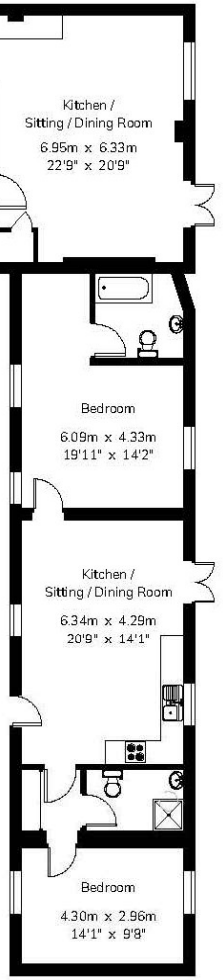


Laundry Room
3.57m x 1.85m
11'8" x 6'0"

Honey Suckle Cottage | Primrose Cottage | Clover Cottage



Ground Floor



Meadow View

5 10 15 20 Feet
2 4 6 Metres

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Park Farm

New Stable Barn - Gross Internal Area : 1,292.6 sq.m (13,913 sq.ft.)

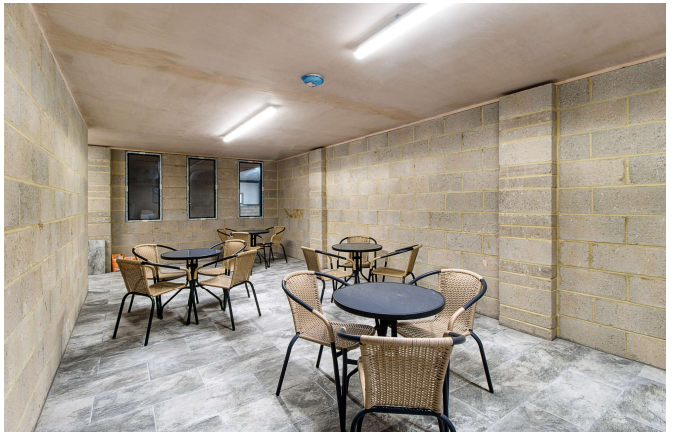


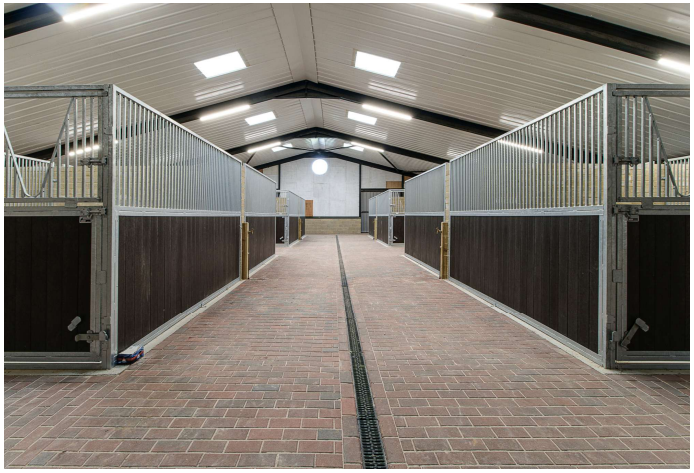
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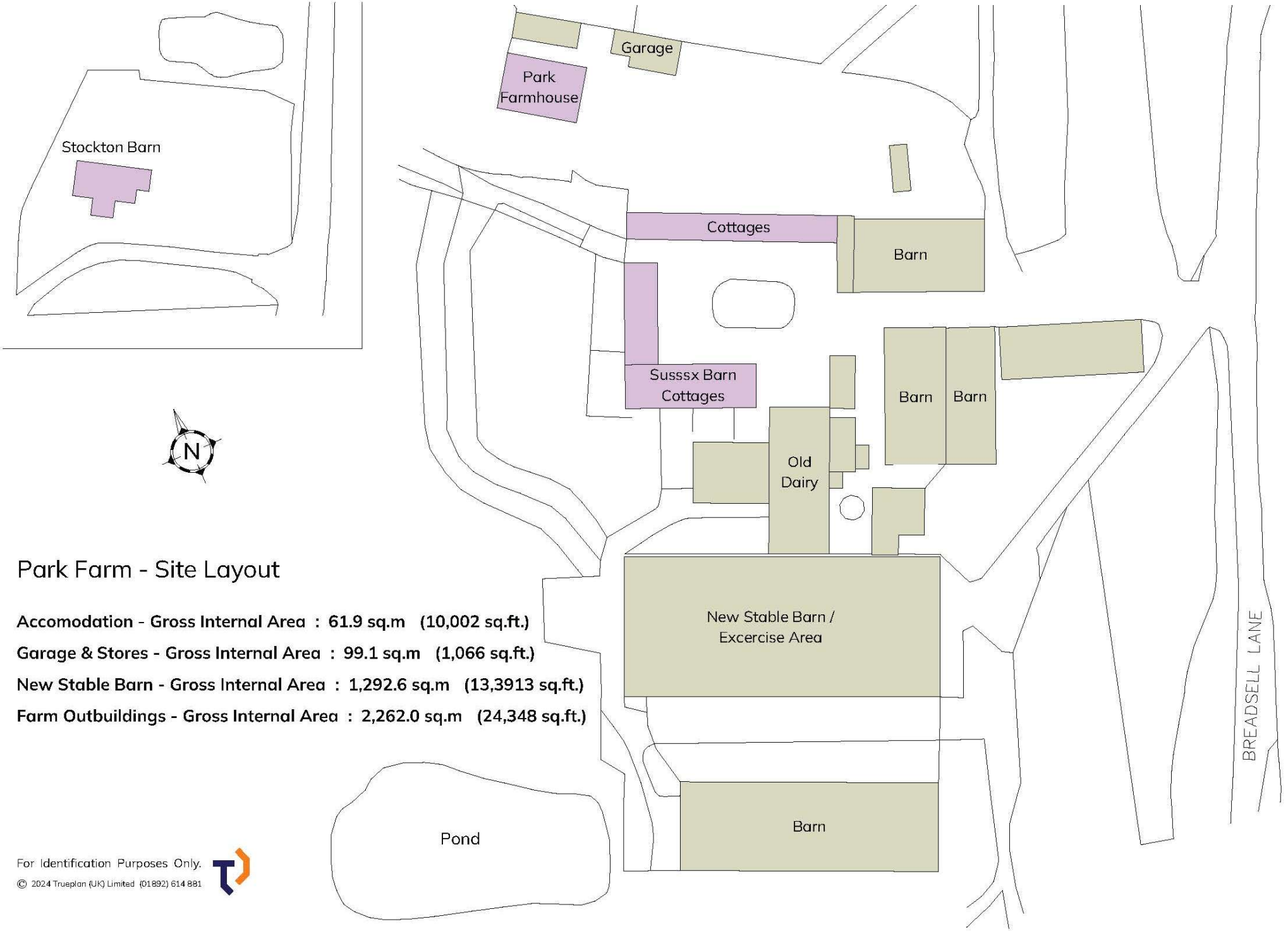












Park Farm - Site Layout

Accomodation - Gross Internal Area : 61.9 sq.m (10,002 sq.ft.)

Garage & Stores - Gross Internal Area : 99.1 sq.m (1,066 sq.ft.)

New Stable Barn - Gross Internal Area : 1,292.6 sq.m (13,3913 sq.ft.)

Farm Outbuildings - Gross Internal Area : 2,262.0 sq.m (24,348 sq.ft.)

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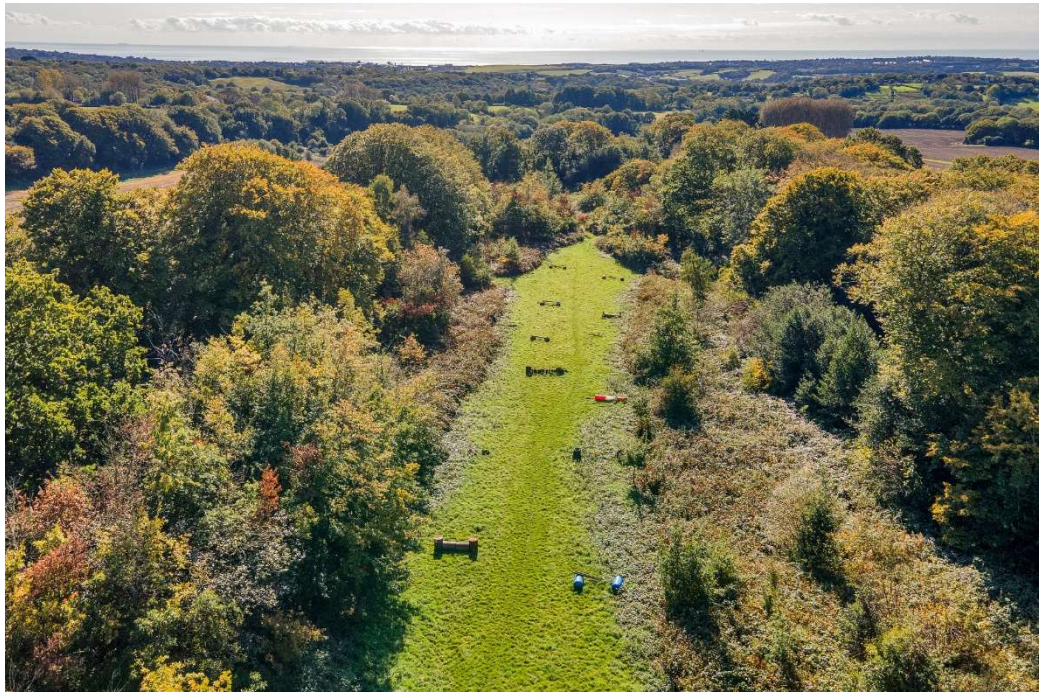




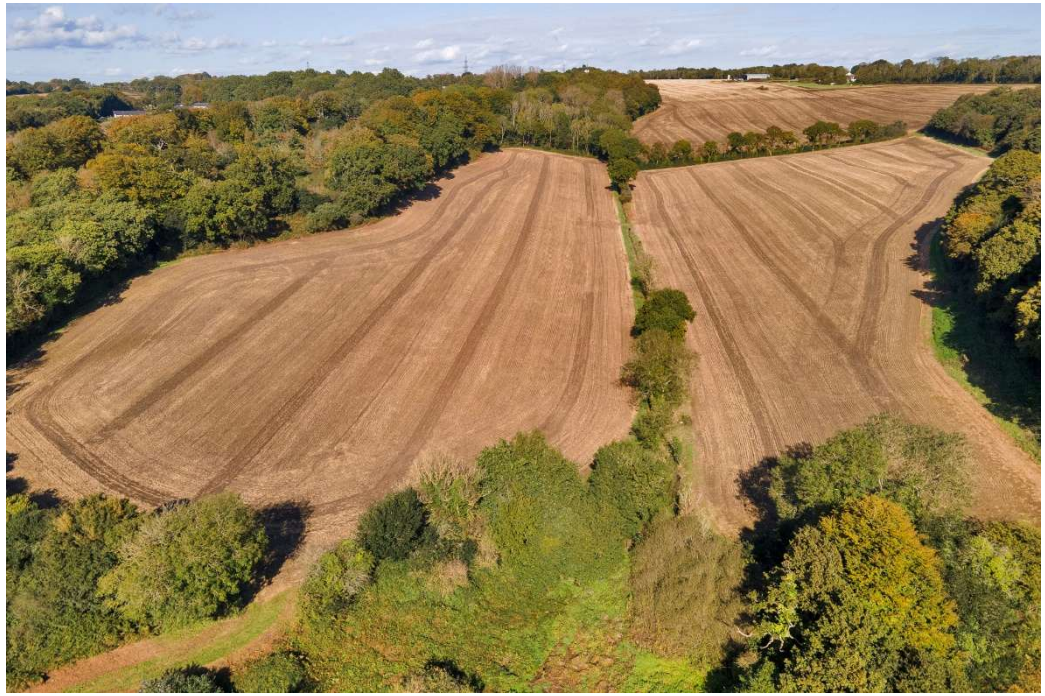



Long Plantation
New Wood
Coneyburrow Wood
Drain
Iss
HARBOUR WAY
SHINGLE CT
STONE PL
CARLTON CL
Pit (dis)
Track
The Dell
Spr
ROMAN BLOOMERY
107m
Drain
Birchen Woo
Track
Pond Bay
Brakes Coppice
Spr
Track
91m
Four Acre Woo
Willow End
Heather
Down Park Farm
Alder Wood
Sks
29m
Air Shaft
Sks
Spr
41m
Area: 102.36 acres (41.43 ha)
Iss
Path
Path
Path
75m
Brickyard Shaw
Iss
70m
Path
Track
62m
Sks
26m
Iss
BREARSLEY LANE
52m
Stonebridge Cottage
Watergates Wood
Marline Wood
Track
Spr
Iss
Enviro21 Park
QUEENSWAY AVENUE SOUTH
QUEENSWAY
NAPIER P
91m
49m
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Promap
LANDMARK INFORMATION











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