



Sharpsbridge Lane, Piltdown

This exceptional property offers an ideal home for anyone looking to embrace country life whilst being within easy access of several thriving communities. The property is situated just north of Isfield, ideally placed for exploring the local Sussex countryside. The county town of Lewes lies approx. 8 miles to the South & Uckfield just 3 miles East - both towns offering mainline railway stations to London & a wealth of amenities.

- Magnificent Grade II Farmhouse dating from the 1690's
- Set in Approximately 4.8 acres of Gardens, Pond and Paddock
- Primary Residence with 5 Bedrooms and 3 Bathrooms
- Drawing room with Inglenook Fireplace
- Snug with Panelled Walls
- Dining Room
- Kitchen Day Room
- Leisure Complex with Indoor Pool
- Self Contained 2 Bedroom Detached Annex
- Numerous Garages and Outbuildings







The Former Granary Barn is now a sizeable 2 Bedroom Annexe of approximately 1,128 sq ft with Living Room, and separate Re-Furbished Modern Kitchen

Set within 4.8 acres (TBV) of Gardens and Paddock, amidst the wonderful Sussex countryside. The Grade II listed Farmhouse is located in an idyllic semi-rural position in the village of Piltown near the towns of Uckfield and Lewes. A stunning property, dated circa 1690, with an abundance of character; in our opinion this is a rare opportunity to acquire an outstanding example of a Sussex Home, finished to an incredibly high standard throughout, complete with Garaging and Leisure Complex as well as a Self-Contained 2 Bedroom Detached Annexe.

The Main Residence of approximately 4,504 sq ft has been beautifully restored by the current owners. The front door opens into an Oak Panelled Entrance Hall with Panelled Doors to the Snug and Drawing Room.

The Impressive Drawing Room boasts a wealth of charm and character, with Exposed Beams to the Ceiling, Herringbone Parquet Floors and an Inglenook Fireplace. The Dual aspect room enjoys views over the front and rear Gardens.

The Dining Room features Herringbone Parquet Floors and a brick built fireplace, whilst benefiting from views over the Gardens.

The Kitchen Breakfast Room adopts a different character with Limestone Floors, and Views over the Gardens to three sides. The white painted Kitchen features an AGA and stone work-surfaces.

The Snug boasts Exposed Beams to the ceiling, Oak Panelled Walls and a Fireplace. A Discrete panelled door then opens to lead to the Leisure Complex.

The Leisure Complex has been built within the adjoining Barn, now linked to the property. The Stunning single room Barn enjoys a Vaulted Ceiling with Exposed timbers and is home to the Indoor Swimming Pool with Changing Room and Shower, and Steam Room.

To the First Floor we find the Master Bedroom Suite which incorporates a Dressing Room with Fitted Wardrobes and an En-Suite Bathroom.



Bedroom 2 also features an En-Suite Bathroom with roll top Bath and Far Reaching Views.

Bedroom 3 is a particularly characterful room with exposed wide board floor-boards and an impressive fireplace.

Bedroom 4 has a vaulted ceiling and is dual aspect with views over the garden and local countryside.

The Modern Family Shower Room has been finished to a high standard with decorative mosaic tiles, and a generously sized shower enclosure.

The 2 Bedroom Detached Annexe has been created from the former Granary Barn. The sizable annexe is approximately 1,128 sq ft and comprises of a Modern Kitchen and Living Room on the ground floor and 2 Double Bedrooms, and a Modern Bathroom on the first floor.

The Gardens are an equally impressive feature to the property. The Gardens and Grounds extend to approximately 4.8 acres and comprise of beautiful gardens which incorporate a Bothy, a Garden Room, perfect for enjoying the views over the picturesque pond, complete with jetty.

The Gardens have numerous seating areas, mature and established, plants, shrubs and trees, a vegetable garden, Tennis Court and Paddock, which has independent road access.

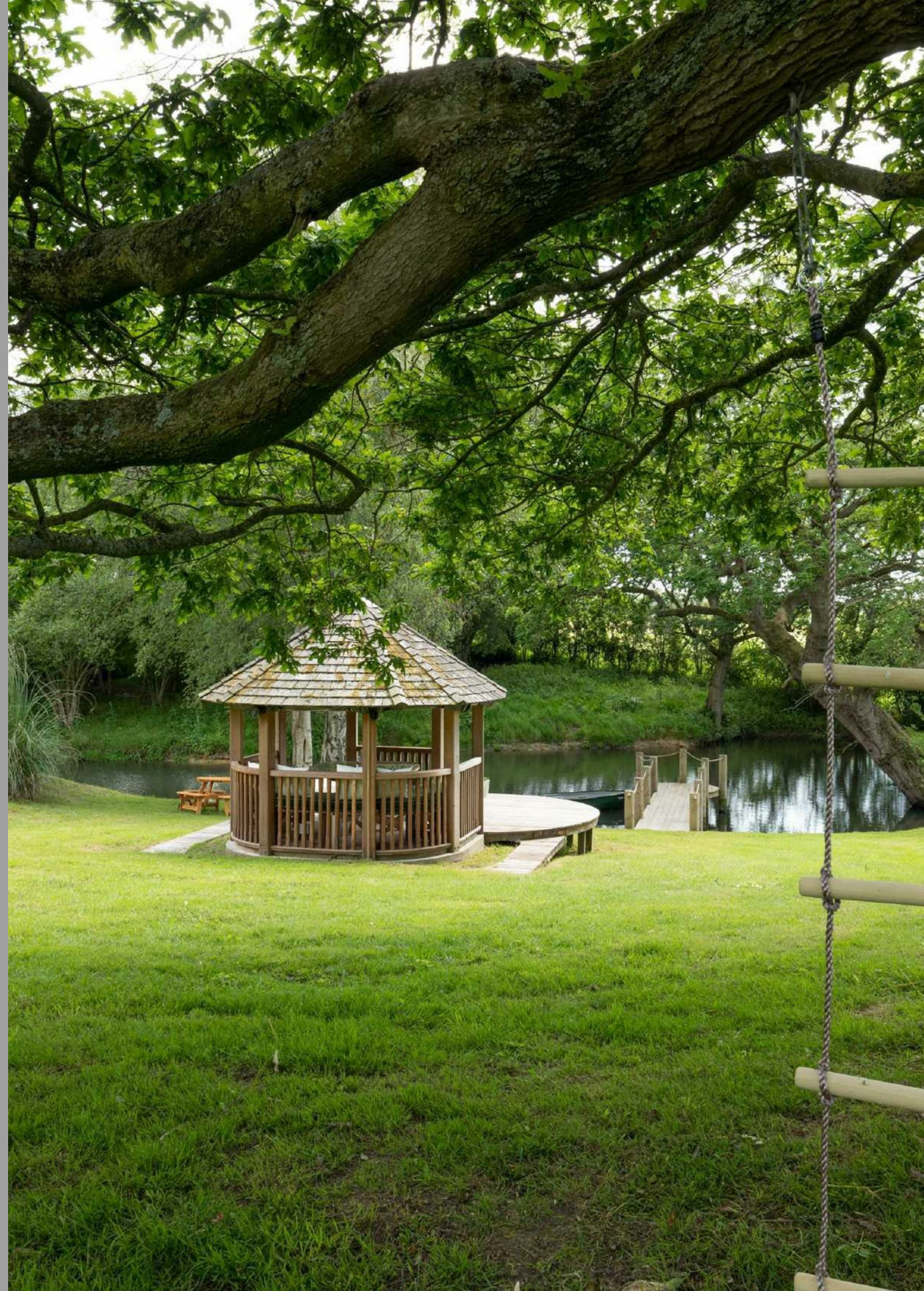
The property further benefits from numerous Garages and Outbuildings inside the gated grounds.

EPC Rating E.

## directions

Upon entering Piltdown from Newick, turn right soon after the Piltdown Mann Inn, into Sharpsbridge Road. Take the first right into Sharpsbridge Lane, and the property can be found after approximately 0.8 miles on the left hand side.

# draft



# Moons Farm, TN22

Approximate Gross Internal Area = 317.1 sq m / 3413 sq ft

(Excluding Void)

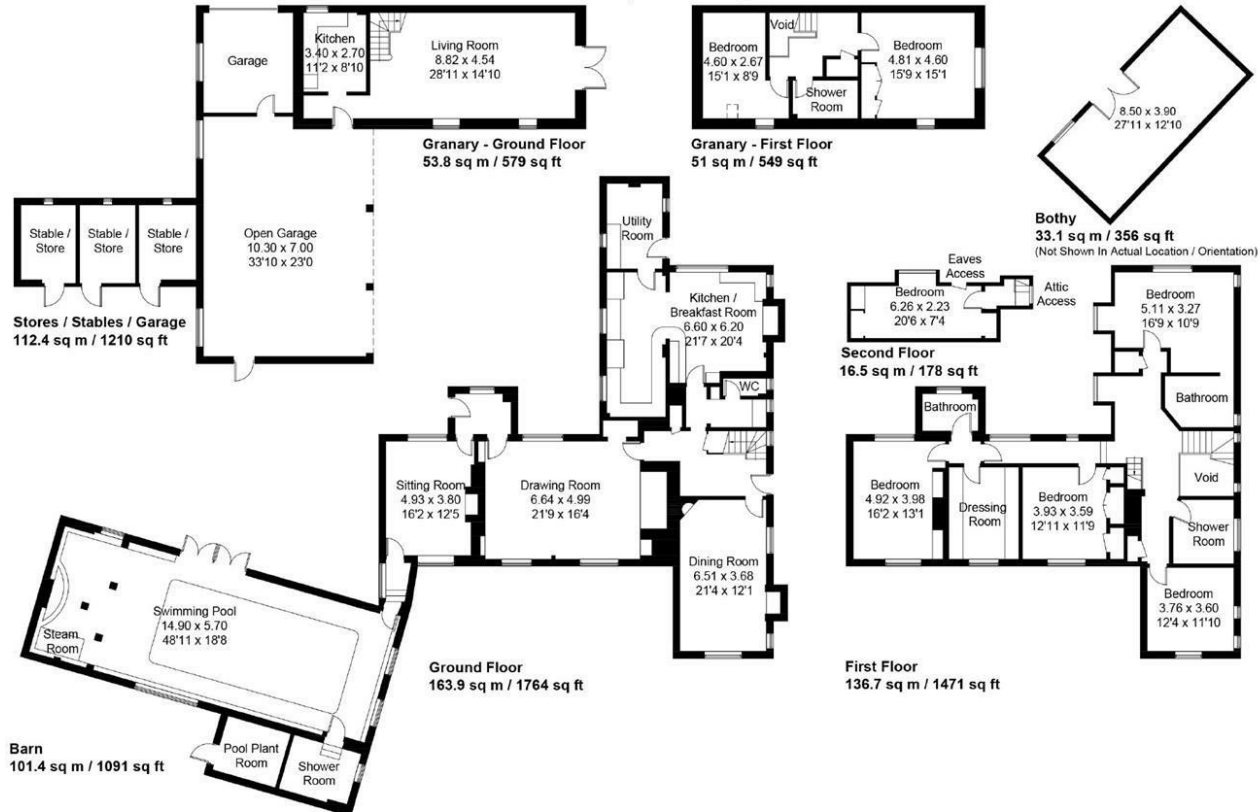
Barn = 101.4 sq m / 1091 sq ft

Granary = 104.8 sq m / 1128 sq ft

Stores / Stables / Garage = 112.4 sq m / 1210 sq ft

Bothy = 33.1 sq m / 356 sq ft

Total = 668.8 sq m / 7198 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID768934)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)