

**btf**

Land & Property Experts



**WYATTS FARM, ROOKERY LANE  
EARLSDOWN, DALLINGTON, EAST SUSSEX TN21 9LY**

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ROOKERY LANE  
EARLSDOWN  
DALLINGTON  
EAST SUSSEX  
TN21 9LY**

Dallington	-	1.1 miles
Rushlake Green	-	1.2 miles
Heathfield	-	4.7 miles
Robertsbridge (MLS)		7.1 miles
Tunbridge Wells	-	16.5 miles

**An opportunity to renovate a  
charming Grade II Listed  
farmhouse in a rural location.**

- Three/four -bedroom Grade II Listed farmhouse
- Set off a country lane in a rural location.
- Pasture fields
- Range of outbuildings.
- Extending in all to about 14.71 acres (5.95 ha)

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,250,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
East Sussex  
TN21 8JD  
01435 864455

**LOCATION**

The property is located off a country lane, approximately 1.2 mile to the north-east of Rushlake Green, 1.1 miles to the north-west of Dallington, and 4.7 miles to the south-east of Heathfield.

Regular train services into London are available from Robertsbridge station (7.1 miles), with direct journey times into London Charing Cross taking approximately 1 hour 20 minutes.



**DESCRIPTION**

Wyatts Farm is a residential and grassland holding comprising a detached three/four-bedroom Grade II Listed farmhouse set within approximately 14.71 acres (5.95 ha).

**THE FARMHOUSE**

The farmhouse, which would now benefit from renovation, includes many original features, such as exposed timbers and leadlight windows to several rooms. The configuration of the ground floor accommodation may well suit purchasers wishing to incorporate an annexe within the farmhouse.

**GROUND FLOOR**

**Reception Hall:** Stairs to First Floor

**Drawing Room** (double aspect): Exposed ceiling timbers, inglenook fireplace with inset wood burner.

**Sitting Room** (double aspect): Glazed doors to outside.

**Dining Room** (double aspect): Exposed ceiling timbers, storage cupboard fitted into former inglenook fireplace. Stairs to First Floor.

**Study/ Bedroom 4:** Built-in hanging/storage cupboard.

**Kitchen** (double aspect): Tiled worktops with inset Stainless-Steel sink and drainer, matching base and wall-mounted storage cupboards, electric oven set into alcove, space and plumbing for dishwasher.

**Utility Room:** Stainless-Steel sink and drainer set into worktop with storage cupboards below, space and plumbing for washing machine. stable-style door to outside.

**Boot Room:** Wall-mounted coat rail, and door to outside.

**Shower Room 1:** Shower cubicle, wash basin set into vanity unit, and W.C.

**Shower Room 2:** Shower cubicle, pedestal wash basin, and W.C.



**FIRST FLOOR**

**Landing/ Study Area.**

**Master Bedroom** (double aspect): Exposed wall and ceiling timbers, En-Suite **Cloakroom** with wash basin set into vanity unit, and W.C.

**Bedroom 2:** Exposed wall and ceiling timbers Built-in hanging cupboard.



**Bedroom 3:** Built-in hanging cupboard.

**Family Bathroom:** Panelled bath, storage cupboard with washbasin above. W.C.

### THE GARDEN

The garden is predominantly laid to lawn, interspersed with a variety of trees and shrubs, including Oak, Apple, and Wisteria.

### SWIMMING POOL

The swimming pool, which needs recommissioning, measures approximately 34' x 18'.

### BARN/FORMER GARAGE BUILDING

Originally built as a garage, the barn is currently used as a self-contained Annexe, and briefly comprises a Kitchen/Dining Room, Sitting Room, and Studio on the ground floor, and two Bedrooms and a Shower Room on the first floor.

### PLEASE NOTE:

Although currently used as an Annexe, planning permission for a change of use from a garage has not been obtained.

### GARAGES

Located at the entrance of the drive, there is a timber framed Garage building (in need of renovation).

### EQUESTRIAN FACILITIES

### STABLES

Located to the north-west of the farmhouse there are two timber framed Stable Blocks, one with four loose boxes, and one with two loose boxes and a lean-to Hay Store.

### FIELD SHELTERS

The property benefits from three temporary field shelters located within the paddocks to the north-west of the farmhouse.

### SAND SCHOOL

The open/unfenced sand school (approximately 130' x 66') located to the south-west of the stable buildings was created from the original tennis court.

### THE LAND

Classified as Grade 3, the land at Wyatts Farm is currently down to pasture, divided into hedge/fence enclosed fields with woodland shaws to the north-western and north-eastern boundaries, together with a pond to the north.

### LOCAL AUTHORITY

The property falls within the jurisdiction of Rother and Wealden District Councils. A plan showing the approximate boundary between the two authorities is available from the Selling Agent.

### COUNCIL TAX (Rother District Council)

Band G

### DIRECTIONS

From our office in Heathfield, proceed in a north easterly direction for approximately 0.9 miles, and then turn right onto Battle Road. Continue for approximately 3.7 miles, and then turn right onto Rookery Lane, whereafter, the gateway to the property will be found on the right-hand side after approximately 300 yards (280 m)

**What3Words:** trade.engaging.node



### SERVICES

Mains electricity and water, LPG, and private drainage.

### TENURE

The property is to be sold freehold with vacant possession.

### EPC RATING

Band F

### METHOD OF SALE

The property is offered for sale by private treaty.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public footpaths crossing the property.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not.

### PLANS AND BOUNDARIES

The attached plans are for identification purposes only and purchasers must satisfy themselves regarding the location of all external and internal boundaries and measurements prior to offering

### ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

### AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

### PHOTOGRAPHS

Photographs taken in May 2025.

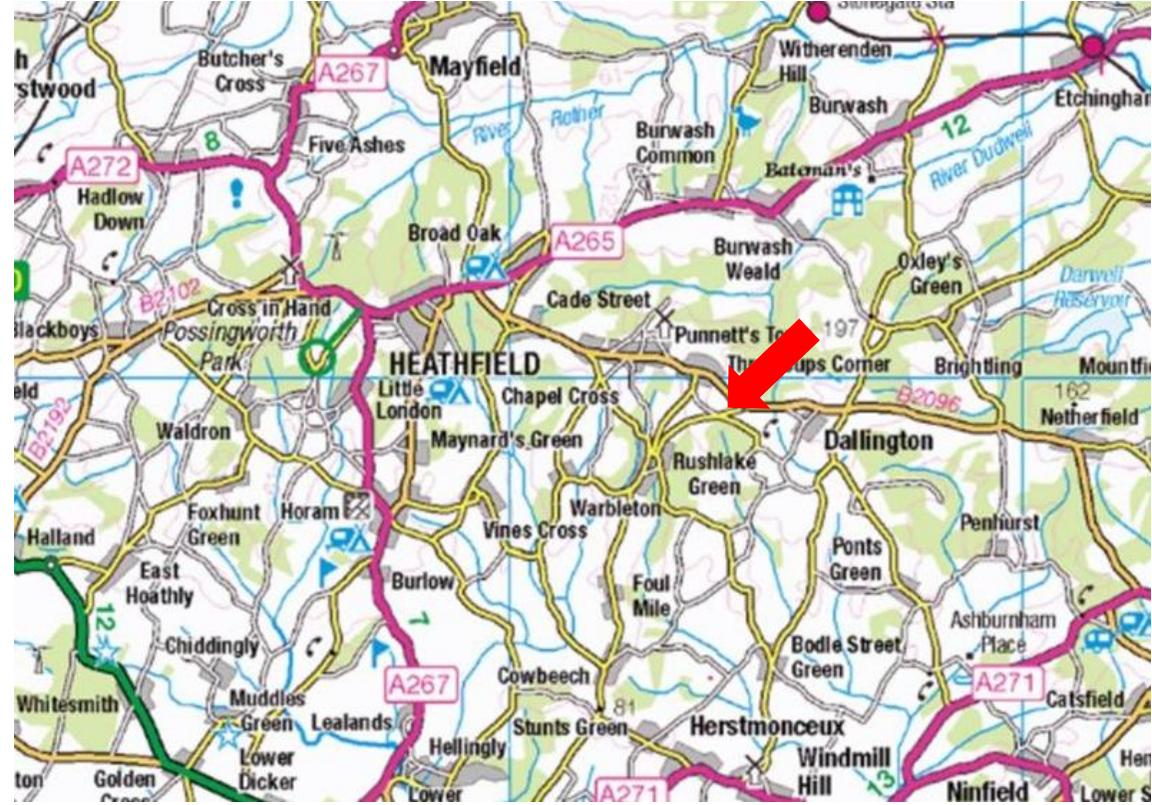
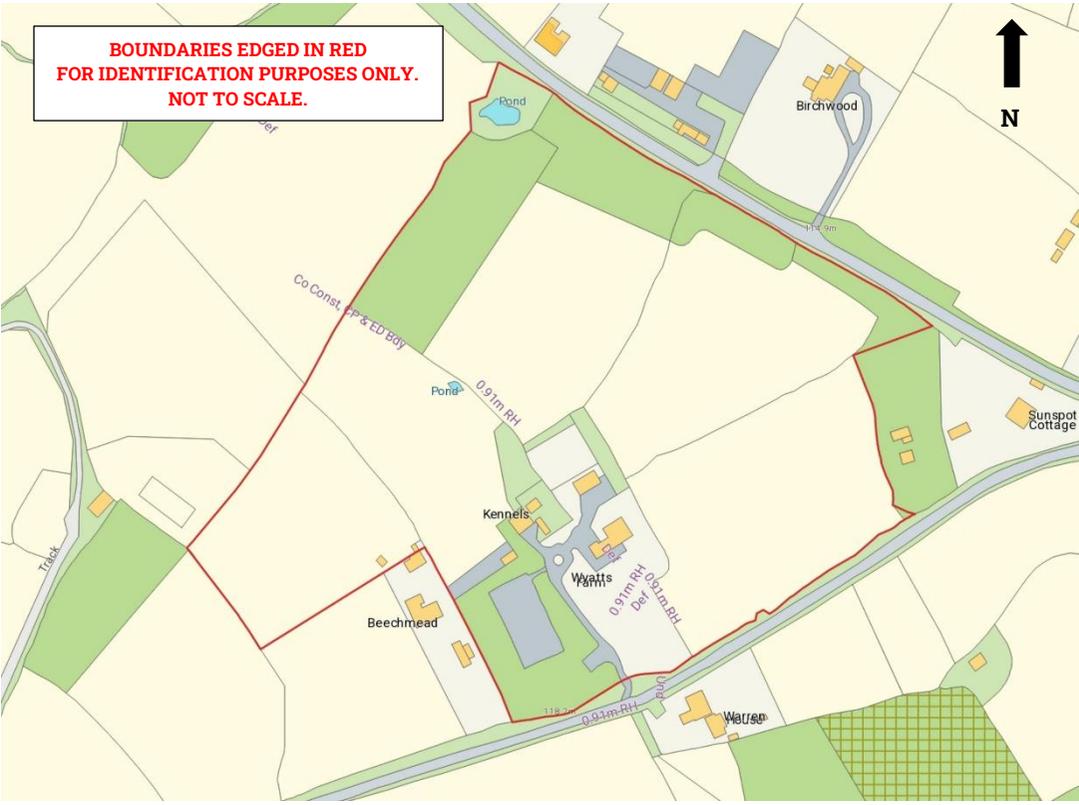
### VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

### PURCHASER IDENTIFICATION

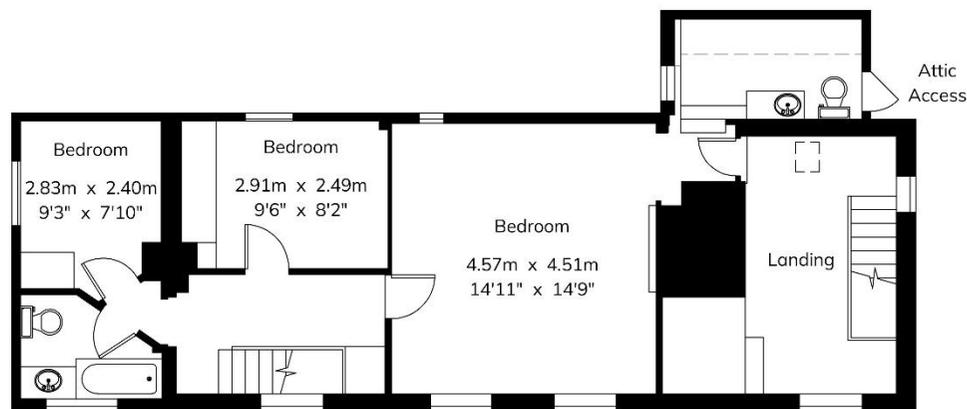
In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

**BOUNDARIES EDGED IN RED  
FOR IDENTIFICATION PURPOSES ONLY.  
NOT TO SCALE.**

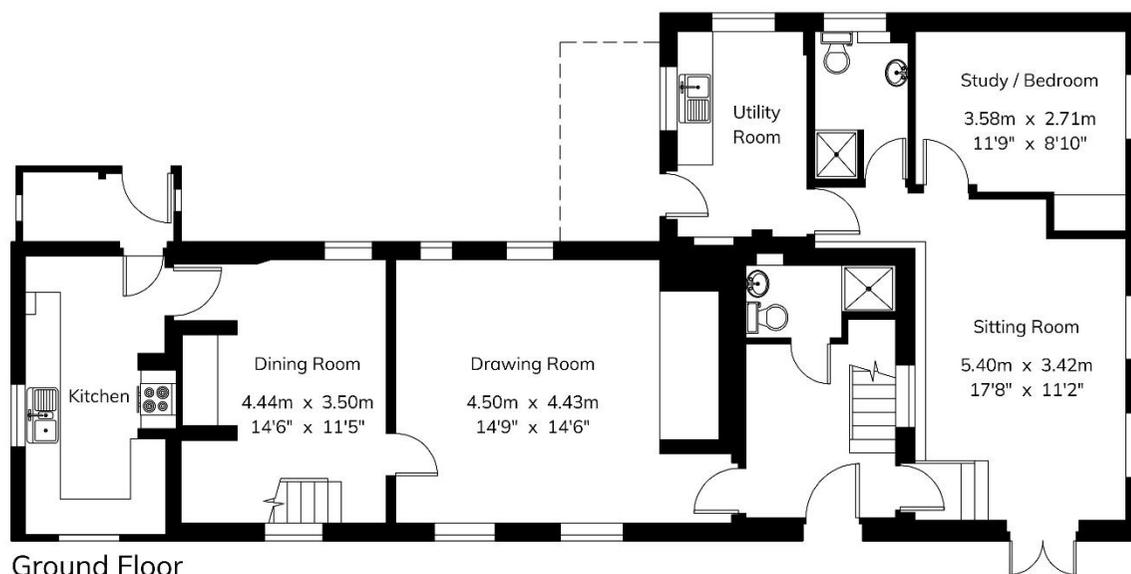




**WYATTS FARM**  
**House – Gross Internal Area 190.7 sq. m (2,052 sq. ft.)**



First Floor



Ground Floor

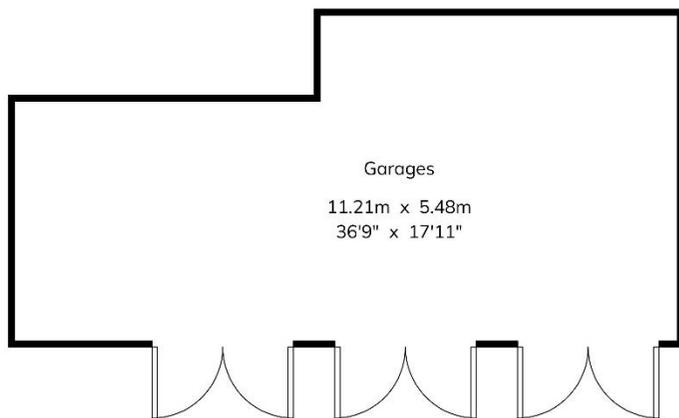
For Identification Purposes Only.

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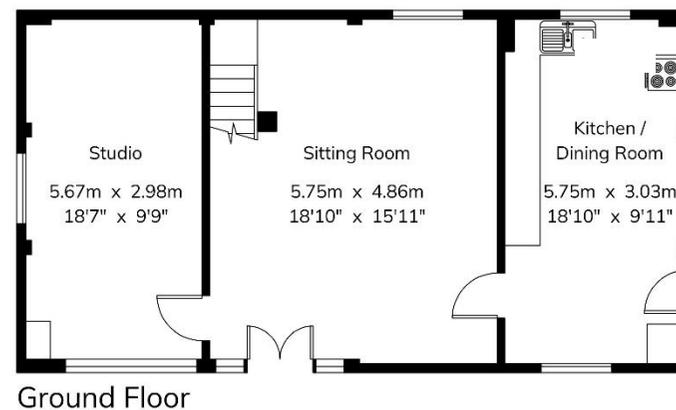
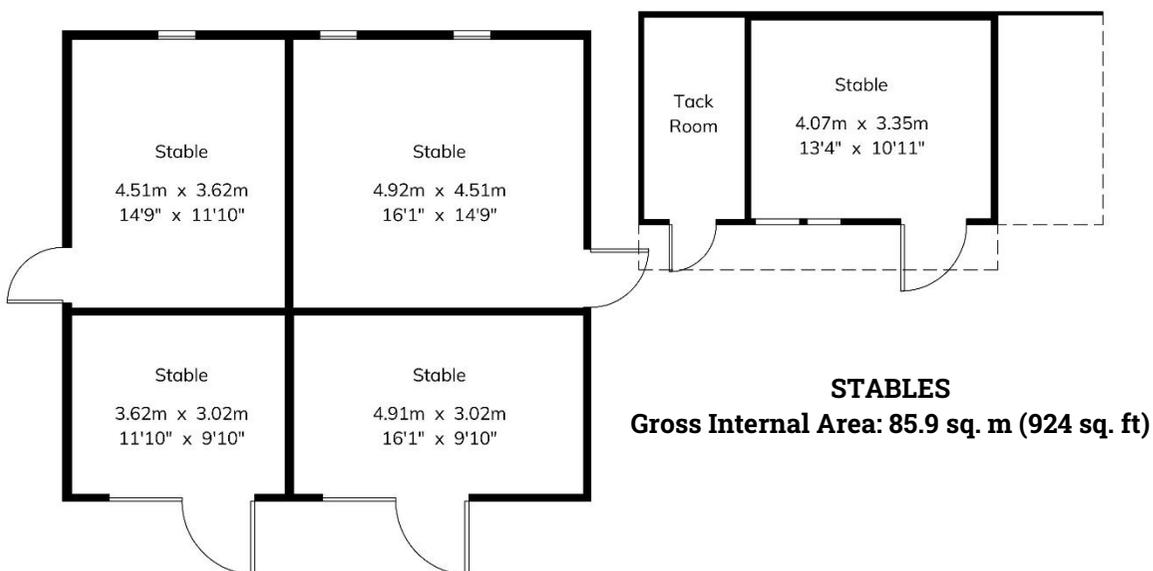
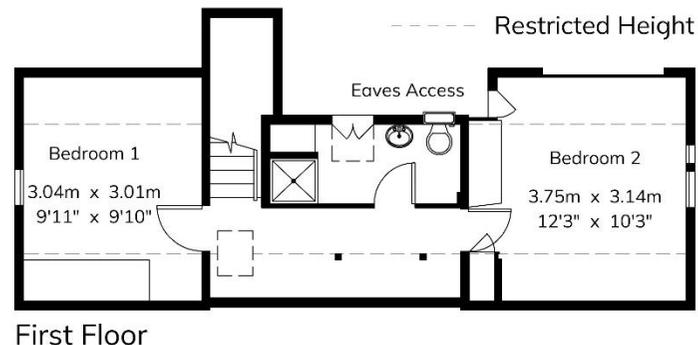
### GARAGES

Gross Internal Area: 53.8 sq. m (579 sq. ft.)



### BARN

Gross Internal Area: 103.9 sq. m (1,118 sq. ft.)





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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

82 High Street, Heathfield, East Sussex TN21 8JD