

**RUSH
WITT &
WILSON**



**Rabbetts Farm, Dallington, East Sussex TN21 9JX
Guide Price £1,550,000 - £1,650,000**

****Guide Price £1,550,000 - £1,650,000**** Rush Witt and Wilson are delighted to offer to the market this impressive farmhouse located within the small rural village of Dallington, in the High Weald Area of Outstanding Natural beauty. Set in 21.14 acres with superb equine facilities, a separate detached cottage and breathtaking unrivalled views across the Sussex countryside towards the coast and South Downs.

The main residence offers well presented versatile accommodation comprising an entrance hall, dual aspect sitting room with an inglenook fireplace, dining room, study, kitchen, utility/boot room, and cloakroom. To the first floor there are three double bedrooms two with en-suites and spectacular views and a family bathroom. Further accommodation is provided within the detached cottage built in 2003, with an entrance hall, sitting room with woodburner, kitchen, a double bedroom, bathroom and decked veranda. Ideal for anyone seeking dual occupancy living or as a holiday let.

The extensive equestrian facilities are made up of eight stables within two blocks, a pony shed, feed room, tack room, further stable with workshop above, 1,400 sqft barn, horse walker, all weather ménage, tractor shed and ample yard space.

The well drained land is divided with chestnut rail fencing and substantial hedgerow including mains water troughs, field shelters and large ponds.

The farmhouse has delightful gardens with a drystone wall, south facing terrace and a hot tub.



Property approached via automatic gates with driveway passing the upper stable block and leading to a generous parking area.

Entrance Hall

8'46 x 10'30 (2.44m x 3.05m)

Stable style door, radiator, wall mounted lighting and understairs storage cupboard

Sitting Room

18'69 x 11'29 (5.49m x 3.35m)

Enjoying a dual aspect via double glazed windows and double glazed sliding doors with stunning far reaching views over, inglenook fireplace, ceiling and wall mounted lighting, doors to both the entrance hall and inner hall.

Study

Dual aspect double glazed windows, ceiling lighting and radiator.

Kitchen

9'90 x 15'32 (2.74m x 4.57m)

Fitted with a matching range of painted wall and base mounted units with glass display cabinets, wine rack, wooden work surface, 1 1/2 bowl sink with drainer and mixer tap, space for oven, dishwasher and fridge/freezer, tiled surround, radiator, ceiling lighting and double glazed window.

Utility Room

10'94 x 7'44 (3.05m x 2.13m)

Fitted with wall and base mounted units and a wooden work surface with single bowl sink with drainer and hot and cold tap, space for washing machine and tumble dryer, base mounted oil fired boiler, double glazed window, ceiling lighting and uPvc glazed door.

Cloakroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, ceiling lighting, radiator and double glazed obscured window.

Inner Hall

Built-in storage and lighting.

Dining Room

17'5 x 11'26 (5.31m x 3.35m)

With double glazed picture window, radiator and wall and ceiling mounted lighting.

First Floor

Landing

Ceiling lighting, radiator and loft hatch access and airing cupboard

Bedroom One

11'94 x 18'35 (3.35m x 5.49m)

Stunning views via dual aspect windows across the field and towards the Sussex coast, fitted wardrobes, ceiling lighting and radiator.

En-suite

7'70 x 9'07 (2.13m x 2.92m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, bath with Victorian style mixer tap and shower attachment, shower cubicle with fixed rainfall shower head tiled floor, part tiled walls, double glazed window, ceiling lighting and radiator.

Bedroom Two

10'14 x 11'68 (3.05m x 3.35m)

Ceiling lighting, radiator, wardrobe area and dual aspect double glazed windows with stunning far reaching rural views towards the Sussex coast.

En-suite

4'50 x 10'37 (1.22m x 3.05m)

Fitted with low level w.c, panelled bath with hot and cold taps and shower attachment, vanity wash hand basin with hot and cold taps and storage beneath, ceiling lighting and double glazed windows with stunning views.

Bedroom

10'27 x 10'55 (3.05m x 3.05m)

Double glazed window, ceiling lighting, radiator and walk-in wardrobe.

Bathroom

8'99 x6'51 (2.44m x1.83m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage cupboards beneath, panelled bath with concealed mixer tap and shower attachment, part tiled walls, heated towel rail and shaving point

Farmhouse Gardens

The attractive gardens are part enclosed with a stunning drystone wall and are mainly laid to lawn with a pretty water feature, shrub and flower planted borders, south facing sun terrace with stunning rural views and hot tub.

Detached Cottage

Ideal for those seeking dual occupancy.

Entrance Hall

7'75 x 6'66 (2.13m x 1.83m)

Solid wood door, tiled floor, double glazed window, ceiling lighting and ample storage space.

Inner Hall

Loft hatch access, ceiling lighting, tiled floor and airing cupboard.

Sitting Room

13'77 x 14'83 (3.96m x 4.27m)

With dual aspect double glazed windows, tiled floor, ceiling lighting, two electric heater, woodburning stove and doorway leading into:-

Kitchen

11'31 x 6'97 (3.35m x 1.83m)

Fitted with matching wall and base mounted units with work surface over, single bowl sink with drainer and mixer tap, space for washing machine, dishwasher, oven and fridge, tiled surround, ceiling lighting, double glazed window and electric heater.

Bathroom

7'42 x 5'63 (2.13m x 1.52m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and shower attachment, tiled floor, obscured window and heated towel rail.

Bedroom

14'82 x 9'28 (4.27m x 2.74m)

Double glazed window, ceiling lighting, tiled floor and electric heater.

Outbuildings/Equestrian Facilities

- * Upper stable block comprising five stables and tack room
- * Pony Shed and store
- * Lower Stable block comprising three stable and storeroom
- * Feed Store
- * Tractor Shed
- * Small Pole Barn
- * Further stable and Store with workshop over
- * Implements Barn
- * Horse Walker
- * Ménage measuring (55 meters x 27 meters)

Grounds

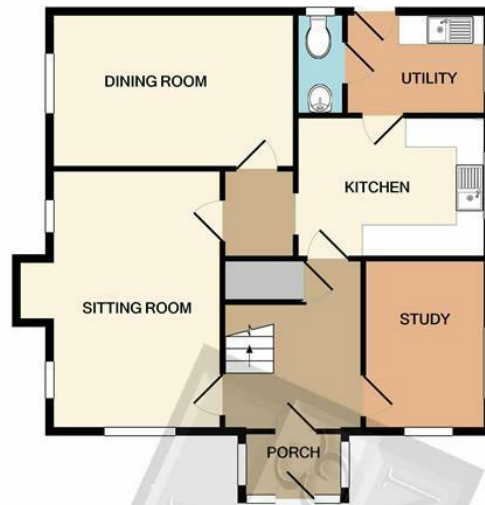
The land extends to 21.16 acres of well drained paddocks separated with chestnut fencing and substantial hedgerows, with mains supplied water troughs, field shelters, and large ponds.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR



1ST FLOOR



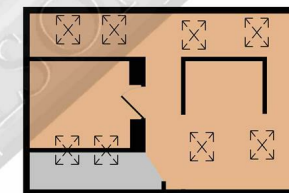
THE COTTAGE



STABLE & WORKSHOP



OUTBUILDINGS



WORKSHOP

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| | 93 |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| | |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



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