

**RUSH
WITT &
WILSON**



**Hop Pole Castle New Cut, Hastings, East Sussex TN35 4RL
Guide Price £1,000,000 - £1,250,000 Freehold**

****GUIDE PRICE £1,000,000 – £1,250,000****

Detached Country Cottage | Five Bedrooms + Two Loft Rooms | Approx. 6 acres (TBV) | Studios, Stabling & Lifestyle Opportunity. A rare opportunity to acquire a substantial detached country cottage, enjoying privacy, far-reaching countryside views and exceptional versatility, all in a highly sought-after village setting.

Extended over time, the accommodation spans three floors. The ground floor centres around a spacious kitchen/dining room, complemented by a study/office, principal sitting room, cosy lounge, boot room/utility, WC and porch. Two wood burners and an open fireplace add warmth and character throughout. The first floor offers five generous bedrooms and two bathrooms. The principal bedroom stands out with triple aspect windows, vaulted ceiling and elevated rural views. The second floor provides two further light and airy loft rooms, ideal for guests, hobbies or home working. Externally there is a spacious yard with extensive parking, various outbuildings including three studios, a substantial garage/workshop with car pit, detached office, stabling, large woodshed, and open barn. A pergola overlooks the garden with its mature fruit trees, veg patch, Rhino greenhouse, meadows, fields, and groves. Further benefits include 4kW solar panels with FIT income (c. £2,200 p.a.), fibre-to-premises broadband (up to 1Gb), a versatile heating system via gas, wood burner or solar with modern heat exchanger boiler, and an EV charger. With wonderful views across open countryside, it is just a short walk to all the amenities of a well-appointed village. Only a 12-minute drive to Battle with its historic centre and direct train to London. Close to excellent local schools, the coast, and the bustling, trendy towns of St Leonards on Sea and Hastings. A characterful home offering space and privacy. It benefits outstanding lifestyle potential — perfect for multi-generational living, creative pursuits, or enjoying the good life.





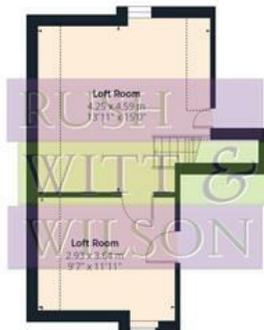




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

239.9 m²

2582 ft²

Reduced headroom

7.7 m²

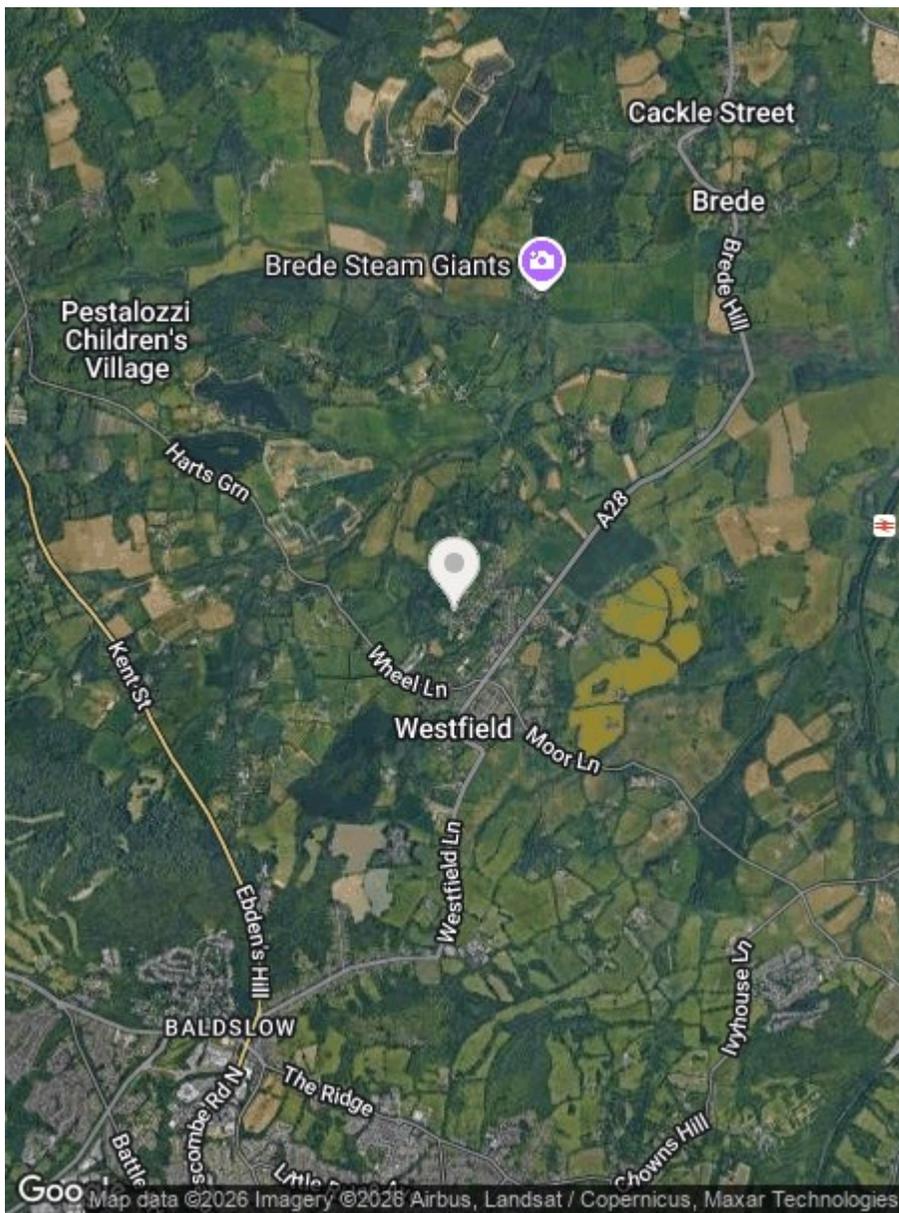
83 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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