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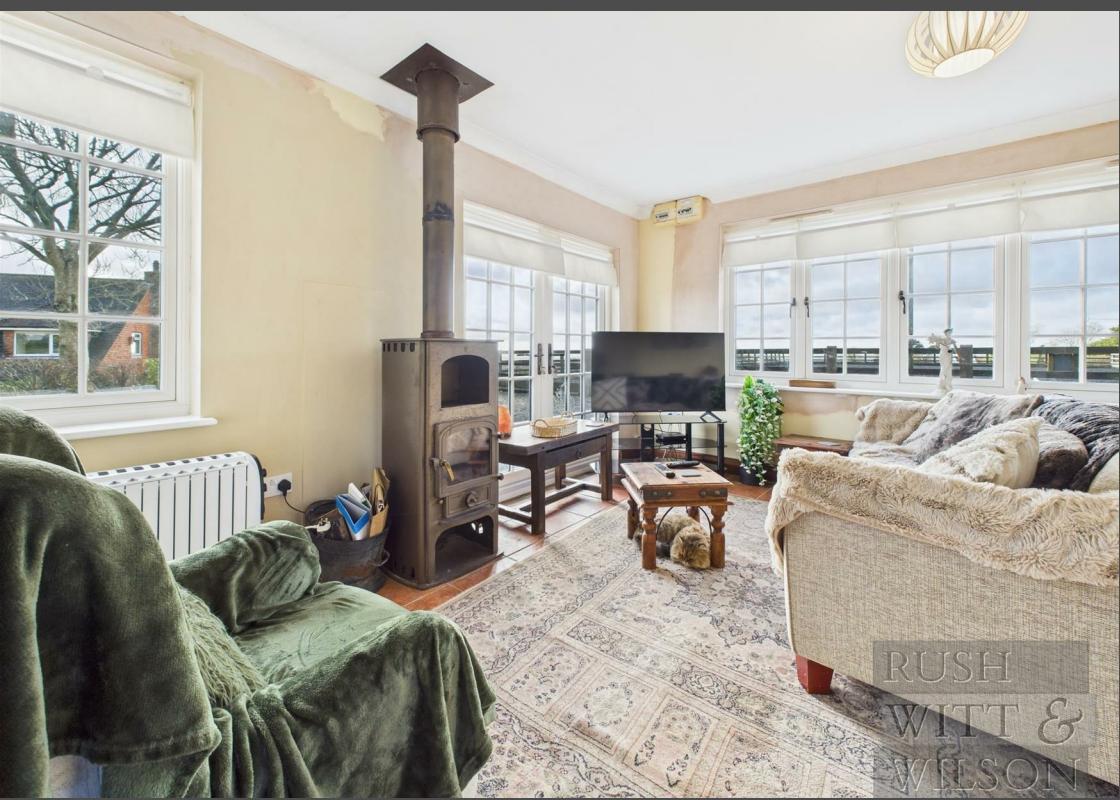
Rabbits Farm , Heathfield, TN21 9JX
Guide Price £1,500,000 - £1,750,000 Freehold

GUIDE PRICE £1,500,000 – £1,750,000

A truly exceptional country residence with separate cottage, outstanding equestrian facilities and panoramic Sussex views. Set within approximately 20 acres of rolling High Weald countryside, this remarkable farmhouse and detached cottage occupy an elevated position on the edge of Dallington village, enjoying far-reaching views towards the coast and the South Downs. Rarely does a rural holding of this calibre come to the market—combining privacy, versatility and lifestyle appeal in one package. The main farmhouse offers warm, characterful accommodation, including an inviting entrance hall, dual-aspect sitting room with inglenook fireplace, formal dining room, study, country kitchen, utility/boot room and cloakroom. Upstairs are three generous double bedrooms, two with en-suites, each enjoying captivating countryside outlooks, together with a family bathroom. The detached cottage (built 2003) provides superb additional accommodation—ideal for multi-generational living, guests, staff or as a holiday let. It includes a sitting room with woodburner, kitchen, double bedroom, bathroom and a decked veranda taking in the views. For equestrian buyers, the facilities are exceptional. The land is gently sloping and well-drained, divided into post-and-rail paddocks with mains-fed troughs, substantial hedging, field shelters and large ponds. The comprehensive yard includes two stable blocks (eight stables), pony shed, feed room, tack room, further stable with workshop above, 1,400 sq ft barn, horse walker, all-weather ménage, tractor shed and extensive yard space. The farmhouse is framed by attractive gardens with drystone walling, a south-facing terrace and a hot tub positioned to enjoy the sweeping rural views—perfect for entertaining or simply appreciating the tranquillity of this idyllic setting. A rare opportunity to secure a substantial country home with outstanding facilities and stunning views.









Approximate total area⁽¹⁾

210.6 m²
2266 ft²

Reduced headroom

0.2 m²
3 ft²

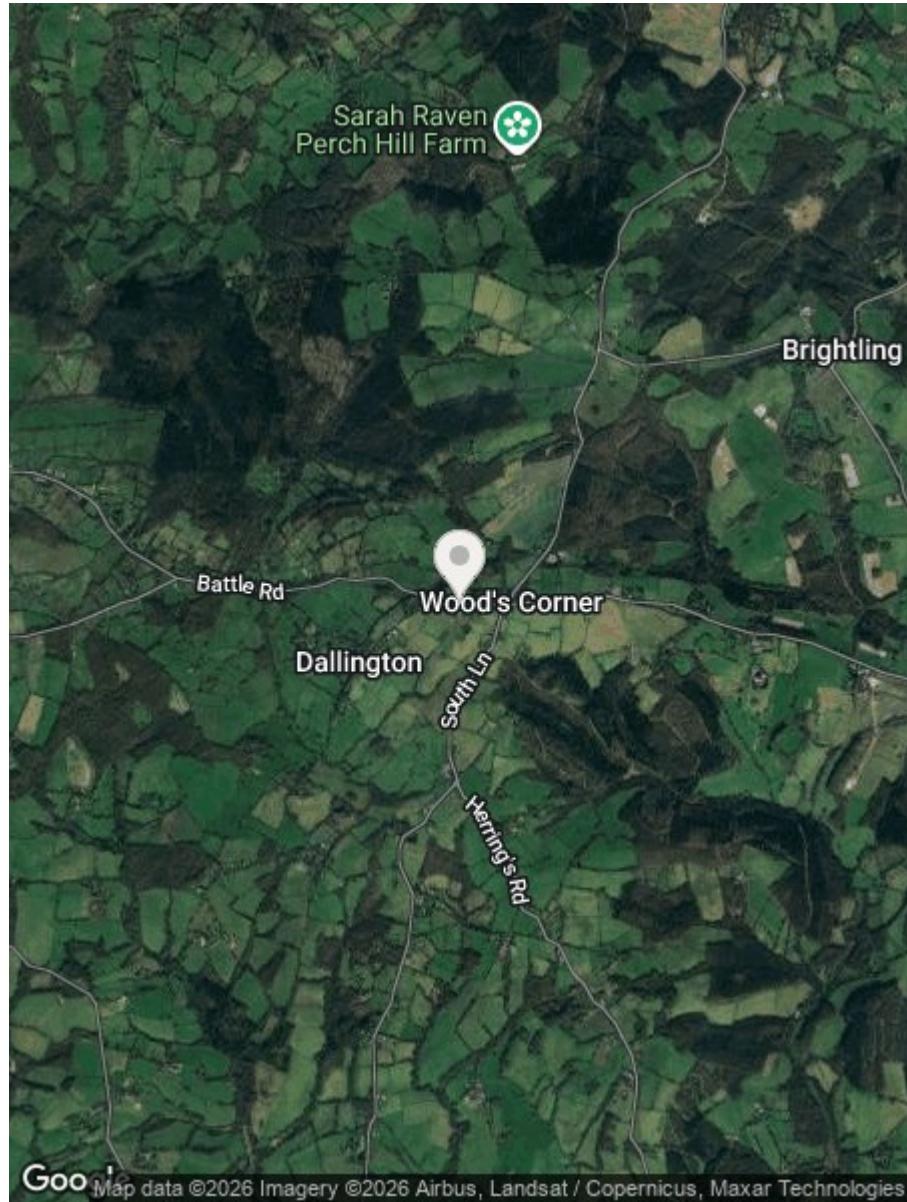


(1) Excluding balconies and terraces

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		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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 - G

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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