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**Morley Farm, Beckley Road, Northiam, East Sussex, TN31 6JB.
Guide Price £1,675,000 Guide Price**

A substantial 7 bedroom Grade II listed Manor House complete with 3 bedroom detached barn conversion and further 1 bedroom Cottage currently run as a successful holiday lets privately located on the edge of Northiam Village set in 10 Acres with stunning rural views. Enjoying a handsome Georgian façade Morley Farm originally dates back to the mid 15th Century hosting an array of original Tudor period features including exposed beams throughout, vaulted ceilings, inglenook fireplaces, leaded lattice windows, original polished brick and stripped wood floors. Accommodation to the main house comprises a reception hall with wood burning stove, double aspect main living room with open fireplace, dining room, study, cloakroom, laundry room and stunning Farmhouse Kitchen with AGA with access to a wine cellar. To the first floor are four spacious principle bedrooms with complete with three bathroom suites and three further bedrooms and bathroom to the second floor. Outside enjoys well maintained and established gardens to front and rear complimenting the house beautifully with a variety of well stocked beds, walled garden with Victorian Greenhouse, a selection of private seating areas, access to pastureland beyond, ample off road parking via a private in and out driveway and Oak framed Heritage style garage. Both Firkin Barn and Hop Press Cottage offer a separate entrance with parking allowing for the main house to retain its privacy. Northiam Village provides a choice of convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. The property is within close proximity to the well renowned Great Dixter House and Gardens and has an excellent choice of walking routes available. Further High Street Shopping and leisure facilities are available at both Tenterden and Rye nearby and also a choice of mainline stations available at Robertsbridge and Etchingham both offering a regular service to London Charing Cross.



Front

Property accessed via timber five-bar gate, shingled in and out driveway through established front gardens predominantly laid to lawn with a selection of specimen rhododendron, ornamental Acer and Pine trees, external lamppost lanterns, further parking area to side complete with Oak farmed Heritage style open bay garage (19'5 x 17'6), log store, access to rear garden, metal five bar gate to paddocks to rear, planted Rose and Lavender borders with central brick path leading to entrance, climbing specimen Wisteria, external light, painted hardwood front door.

Reception hall

16'6 x 14'7 narrowing to 11'5 (5.03m x 4.45m narrowing to 3.48m)
Exposed brick flooring, internal door to living room, leaded window to front aspect with radiator below, step and access to dining room, exposed ceiling joinery, internal door to staircase, internal door to kitchen, exposed brick fireplace housing a cast iron wood burning stove over a brick hearth, ceiling lights with dimmer controls, wall thermostat, alarm panel.

Study

157' x 7'5 (47.85m x 2.26m)
Internal door from reception hall, further door to rear porch and cloakroom.

Living room

16'6 x 14'4 (5.03m x 4.37m)
Internal door, Oak flooring, leaded window to front aspect with radiator below, exposed ceiling joinery, bay French doors with sidelight windows to rear terrace and garden, open fireplace with ornate stone surround, selection of power points, TV point, wall lights.

Dining room

15'7 narrowing to 12'5 x 14' (4.75m narrowing to 3.78m x 4.27m)
Exposed Oak flooring, open access to reception hall and kitchen, leaded windows to front and side aspects, radiator, exposed ceiling joinery, pendant light with dimmer controls, power points.

Kitchen / breakfast room

16'1 x 16' (4.90m x 4.88m)
Exposed brick flooring, ceiling joinery, part glazed door to rear porch with access to side elevations and laundry room, internal door with steps to wine cellar, window to side, traditional farmhouse kitchen hosting a selection of fitted base and wall units with painted shaker style doors with inset tile worktops over, inset one and half ceramic basin with drainer and tap, freestanding island unit incorporating breakfast bar with Oak worksurface, soft closing pan and cutlery drawers, fitted oil-fired AGA with additional two ring gas burner, exposed brickwork and decorative tiling, Oak bressumer and original bread oven, integrated 50/50fridge freezer and dishwasher, radiator, power points.

Wine cellar

15'5 x 13'6 (4.70m x 4.11m)
Internal door from kitchen, brick steps to lower level, exposed brickwork, windows to front and side, power points, lighting.

Side boot room

Part glazed door from kitchen, window to side aspect, external stable door to rear terrace, alarm panel, internal door to laundry.

Laundry room

14'4 x 10'1 (4.37m x 3.07m)
Two windows to rear aspect, window

to side, exposed brickwork, selection of fitted full height cupboards, integrated 50/50 fridge freezer, larder, fitted base unit with plumbing for three appliances, floor mounted oil-boiler, ceramic basin, power points.

Study

Cloakroom

Stairs and landing

19'5 x 11'5 narrowing to 7'8 (5.92m x 3.48m narrowing to 2.34m)
Internal door from reception hall, staircase to first floor landing, window to rear aspect enjoying far reaching rural views, radiator, further staircase to second floor level, light, cupboard with slatted shelving.

Bathroom

10'1 x 7'2 (3.07m x 2.18m)
Internal door, exposed timber flooring, leaded window to rear, two traditional style radiator, heritage style basin and high flush WC, painted wall panelling, freestanding roll top bath suite.

Bedroom 1

14'5 x 14'5 (4.39m x 4.39m)
Internal door, exposed timber flooring, feature open fireplace with painted timber surround, exposed joinery, leaded window to front aspect with radiator below, painted wall panelling, ceiling lights, fitted wardrobes complete with hanging rails and pull out drawers below, power points.

Bedroom 2

14' x 12' (4.27m x 3.66m)
Internal door, exposed timber flooring, exposed joinery, window to front with radiator below, internal door to en-suite shower room, selection of power points.

En-suite shower room

Internal door, oak effect Amtico flooring, radiator, push flush WC, wall mounted wash basin, corner enclosure with decorative mosaic wall tiling, concealed shower mixer.

Bedroom 3

16'1 x 11'3 (4.90m x 3.43m)
Internal door, carpeted flooring, window to front aspect with radiator below, exposed joinery, power points.

Main family bathroom

13' x 6' (3.96m x 1.83m)
Internal door, tile effect Amtico flooring, exposed joinery, window to side, heritage wash basin and WC suite, panelled bath with tile splashbacks, downlights.

Bedroom 4

16'1 x 11'8 (4.90m x 3.56m)
Internal door, carpeted flooring, window to side with radiator below, exposed ceiling joinery, exposed brick fireplace, internal doors to en-suite shower room and WC severally.

En-suite shower room

Internal door, wood effect Amtico flooring, radiator, heritage basin and shower enclosure, light.

WC

Internal door, Amtico flooring, heritage style high flush WC, wall mounted basin, window to side, radiator and light.

Stairs to second floor

Carpeted staircase and inner landing to second flooring, light, exposed brickwork, eaves cupboards, Velux window to rear.

Bedroom 5

14'5 x 12'8 (4.39m x 3.86m)
Internal door, exposed Oak flooring,

vaulted ceiling with exposed joinery, dormer window to front aspect, radiator., light, power points.

Bedroom 6

13' x 8'6 (3.96m x 2.59m)
Internal door, exposed Oak flooring, dormer window to front, radiator below, full length fitted wardrobes, eaves cupboard, power points.

Bedroom 7

22'8 x 9'8 (6.91m x 2.95m)
Vaulted ceiling with exposed joinery, cupboard housing hot water tank, Velux windows to side aspect, exposed brickwork, selection of eaves storage cupboards, radiator, power points.

En-suite bathroom

Internal door, tile effect vinyl flooring, traditional style radiator, pedestal wash basin, exposed joinery, WC, inset panel bath suite.

Rear garden

Established and private part-walled rear garden, laid to lawn hosting a variety of private seating areas, central paved path with low level gate to the paddocks, specimen Camelia's and rose borders, rural backdrop overlooking the Sherbourne Valley, access to rear boot room, ledged and braced gates leading to a further paved terrace and shared garden area to Hop Press Cottage and Firkin barn. Area is laid to lawn with a selection of well stocked perennial and rose borders, low level five bar gates to side and front elevations providing independent access points for Hop Press Cottage and Firkin Barn, underground propane tank, Victorian style greenhouse and block paved seating terrace with external lighting from the rear elevations.

Paddocks

Hop Press Cottage

Living / dining room

16'3 x 14'5 (4.95m x 4.39m)
Accessed via painted hardwood front door, exposed brick flooring, leaded light window to front, exposed timbers, exposed brick fireplace housing a cast iron wood burning stove, space for table, cupboard housing the consumer unit and Ideal gas boiler, turned staircase to first floor, access to kitchenette, wall lights, power points, external glazed door with sidelight windows to patio area, radiator.

Kitchenette

6'1 x 5'9 (1.85m x 1.75m)
Leaded window to rear aspect, exposed timbers and brick flooring, fitted base and wall units with shaker style doors with Oak block worksurfaces over, inset bowl with drainer and tap, integrated oven with four ring gas hob, power points.

Stairs and landing

Turned timber staircase to a carpeted inner landing, window to rear aspect with far reaching views.

Bedroom 1

15'2 x 11'9 (4.62m x 3.58m)
Internal door, carpeted flooring, two windows to front aspect, vaulted ceiling with exposed timbers, down lights.

Bathroom

15'4 x 4'9 (4.67m x 1.45m)
Internal door, tile effect vinyl flooring, wall mounted wash basin,

window to rear aspect, push flush WC, exposed chimneybreast, panelled bath suite, WC, window to side, radiator, ceiling light.

Firkin Barn

Living / dining room

16'2 x 15'5 (4.93m x 4.70m)
Full height windows to side aspect with fitted plantation shutter blinds, exposed joinery and brickwork, radiator, space for dining table, turned carpeted staircase to the first floor, access to Kitchen, exposed stonework, cast iron wood burning stove over a brock hearth, ceiling down lights, power points, TV point.

Kitchen / breakfast room

14'5 x 7'6 (4.39m x 2.29m)
Ceramic tile flooring, external stable door to side, radiator, pitched roof with exposed joinery, ceiling light, exposed stonework, kitchen hosting a selection of fitted base and wall units with shaker style doors beneath Oak effect laminate work surfaces, inset single ceramic basin with tap, window to side, integrated LAMONA slimline dishwasher, integrated LAMONA low level fridge, integrated oven with four ring LAMONA hob over, power points, extractor canopy with light over, thermostat, internal door to cloakroom.

Cloakroom

Internal Oak door from Kitchen, push flush WC, exposed brickwork, down lights, wall mounted wash basin with tap,

Bedroom 1

17'5 x 9'7 (5.31m x 2.92m)
Internal Oak ledged door, carpeted flooring, exposed joinery and brickwork, Velux window to front, selection of power points, TV point, access to en-suite shower room.

En-suite shower room

7'6 x 6'1 (2.29m x 1.85m)
Internal Oka ledged door, stone effect vinyl flooring, concealed WC, pedestal wash basin, corner shower enclosure, exposed joinery.

Bedroom 2

13'4 x 10'7 (4.06m x 3.23m)
Internal Oak ledged door, carpeted flooring, exposed brickwork and joinery, timber windows to front aspect, radiator, built in wardrobe via Oak door complete with hanging rail and shelving, power points, TV point.

Bathroom

9'7 x 6'3 (2.92m x 1.91m)
Internal Oak ledged door, stone effect vinyl flooring, Velux window to side, radiator, exposed brickwork, push flush WC, bath suite with tile splashbacks and rinser attachment, pedestal wash basin with mirror and light over.

Reception hall / utility

7'7 x 7'6 (2.31m x 2.29m)
External door with sidelight window from side elevations, ceramic tile flooring, exposed brickwork, access to cloakroom, fitted base unit housing washing and tumble dryer, Oak door to workshop / store, open access to games room.

Workshop / Store

16' x 7'6 (4.88m x 2.29m)
Internal Oak door, window to front aspect, ceiling strip lights, power points.

Gym / games room

28'5 x 16'3 (8.66m x 4.95m)
Exposed joinery and brickwork, carpeted staircase to first floor with cupboard space below, window to side aspect with radiator below, timber window to rear, two further obscure windows to side, radiators, selection of pendant and LED downlights, selection of power points.

Bedroom 3

17'5 x 10'3 (5.31m x 3.12m)
Internal Oak door, carpeted flooring, two windows to rear aspect with pleasant rural aspect, radiator, Velux window to side aspect, exposed brickwork, fitted wardrobe with hanging rail, power points, TV point, internal Oak door to en-suite shower room.

En-suite shower room

7'7 x 4'3 (2.31m x 1.30m)
Internal Oak door, stone effect vinyl flooring, corner shower enclosure with concealed shower mixer, extractor fan, pedestal wash basin, heated towel rail, WC.

Services

Main Farmhouse - Oil-fired central heating system and shared Klargester drainage system
Hop Press Cottage - Propane gas heating system and shared Klargester drainage system
Firkin Barn - Electric central

heating system and shared drainage system.

Agents note

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.





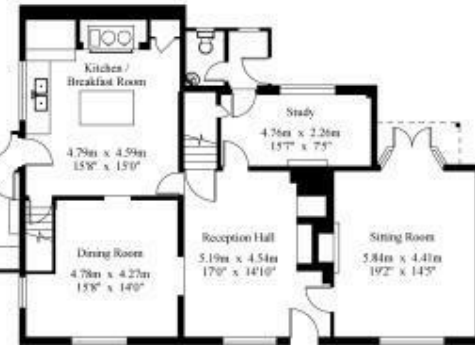


Morley Farm

Gross Internal Area : 344.7 sq.m (3710 sq.ft.)



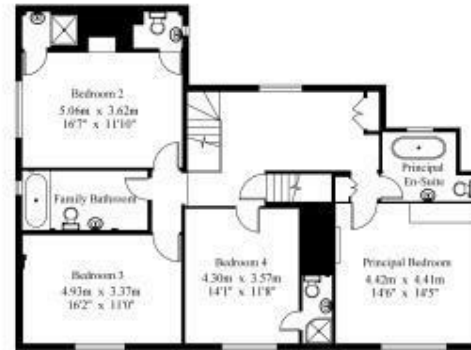
Cellar



Ground Floor



Second Floor



First Floor

2 4 6 8 10 12 14 Feet
1 2 3 4 Metres
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Hop Press Cottage

Gross Internal Area : 59.8 sq.m (643 sq.ft.)



First Floor



Ground Floor

Firkin Barn

Gross Internal Area : 176.4 sq.m (1898 sq.ft.)



Ground Floor



First Floor

2 4 6 8 10 12 14 Feet
1 2 3 4 Metres
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