

**RUSH  
WITT &  
WILSON**



**Turkey Farm St. Marys Lane, Bexhill-On-Sea, East Sussex TN39 5JE**  
**Guide Price £850,000 Freehold**

**Impressively spanning approximately 2.50 acres of stunning lawns and woodland, this property offers endless possibilities for outdoor activities or simply enjoying the tranquillity of nature. The gated entrance provides security and privacy, while the detached stable block adds to the character and charm of this unique estate. This unique opportunity offers a delightful countryside retreat, with the main residence boasting three bedrooms, modern kitchen/breakfast room, living room, utility room, & bathroom. Separate detached barn with stables, double garage, extensive storage and potential to convert subject to planning consents & a separate detached stables block, offering equestrian opportunities. Whether you're looking for a peaceful countryside escape or a place to indulge in your equestrian pursuits, this property offers the best of both worlds. Don't miss the opportunity to make this idyllic retreat your own. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band F.**



### Reception Hall

22'4 x 13'6 (6.81m x 4.11m)

Triple glazed front door, range of fitted storage cupboards with sliding doors, hanging space and additional shelving above, stairs leading to first floor, recessed ceiling spotlights, space for dining, double doors leading to:

### Living Room

25'7 x 14'2 (7.80m x 4.32m)

Dual aspect with triple glazed windows to the side elevation, triple glazed bi-folding doors leading out onto the decking area, inglenook fireplace with wood beam, log burning stove, roll top radiator.

### Kitchen/Breakfast Room

18'7 x 14'4 (5.66m x 4.37m)

Modern fitted kitchen comprising matching wall and base level units with stone straight edge worktop surfaces, butler sink with drainer and mixer tap, AGA, space for freestanding fridge and freezer, integrated washing dishwasher, integrated Neff oven, breakfast bar, two ring electric hob, recessed ceiling spotlights.

### Utility Area

Space and plumbing for washing machine and tumble dryer.

### Shower Room

With modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, triple glazed windows to the rear elevation.

### First Floor

#### Landing

With access to roof space via loft hatch.

#### Bedroom One

15'2 x 14'8 (4.62m x 4.47m)

Dual aspect with triple glazed windows to the front and side elevations, double radiator, built in wardrobe cupboards with sliding doors, hanging space and shelving.

#### Bedroom Two

17'7 x 11'5 (5.36m x 3.48m)

Triple glazed windows to the front elevation, roll top radiator.

#### Bedroom Three

13'1 x 9'6 (3.99m x 2.90m)

Triple glazed windows to the front elevation, fitted wardrobe with hanging space and additional storage above.

### Bathroom

Modern fitted bespoke fitted bathroom comprising wc with low level flush, large jacuzzi bath with brass wall mounted shower controls, shower attachment and showerhead, tiled walls, tiled floor, floating wash hand basin with mixer tap, triple glazed windows overlooking the rear elevation with stunning views over adjoining countryside, chrome heated towel rail.

### Outside

#### Detached Barn

##### Stable One

14'11 x 11'11 (4.55m x 3.63m)

With stable door, window to the front elevation.

##### Stable Two

12'1 x 8'11 (3.68m x 2.72m)

With stable door.

##### Workshop

13'10 x 9'1 (4.22m x 2.77m)

##### Store

With door to side elevation.

#### Double Garage

#### First Floor

##### Barn Store Room

Extensive in size, offering plenty of scope and potential subject to usual planning consents, window to side elevation.

##### Stable Block

Comprising three stables with stable doors, with fully functioning stable equipment.

##### Garden Storage

Covered storage area.

##### Front Approach

Electrically operated gated entrance leading to driveway, providing extensive off road parking for multiple vehicles.

##### Grounds & Gardens

Approx. 2.50 acres in total which includes formal gardens, extensive woodland, sweeping lawned areas. surrounded by countryside, various patio and seating areas, large wildlife pond, plenty of space available for entertaining, enclosed and secure, facilities available for equestrian use.

### Agents Note

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.

Important Notice:

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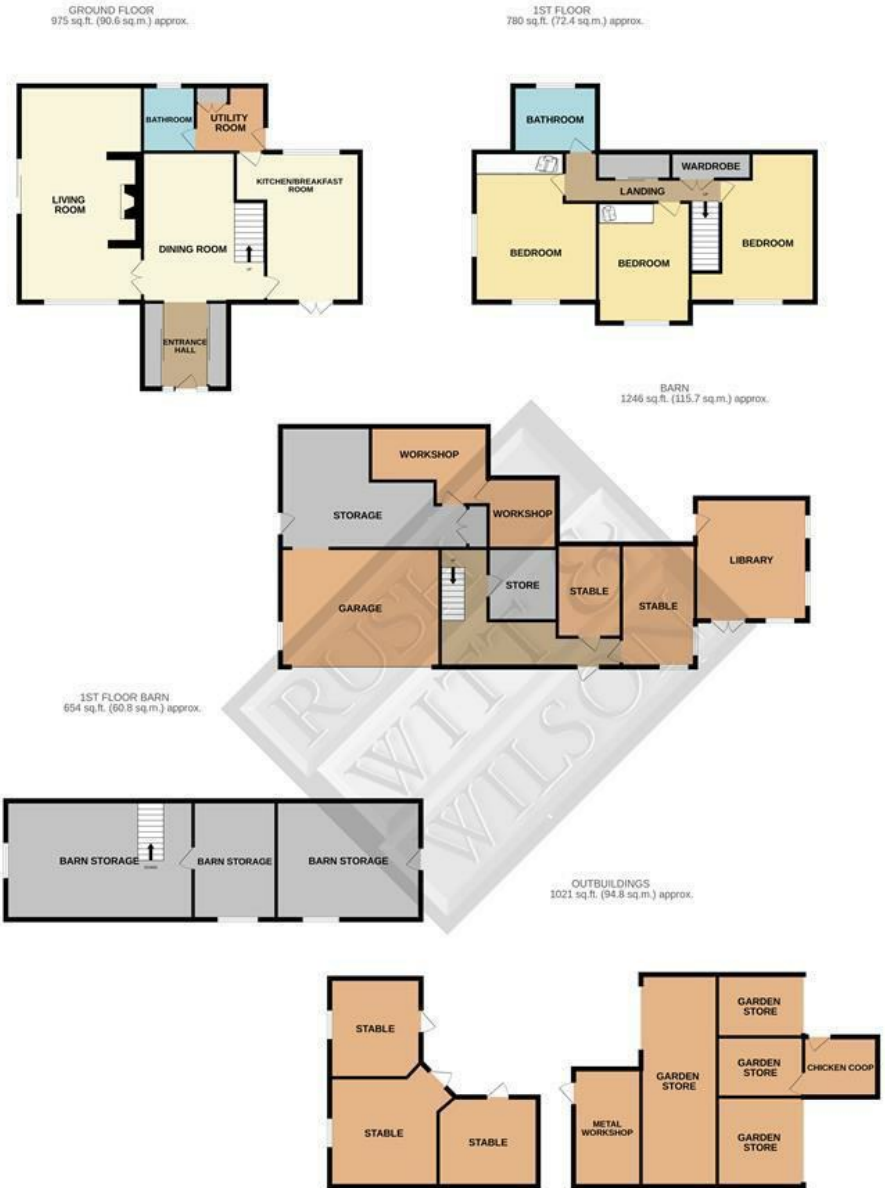
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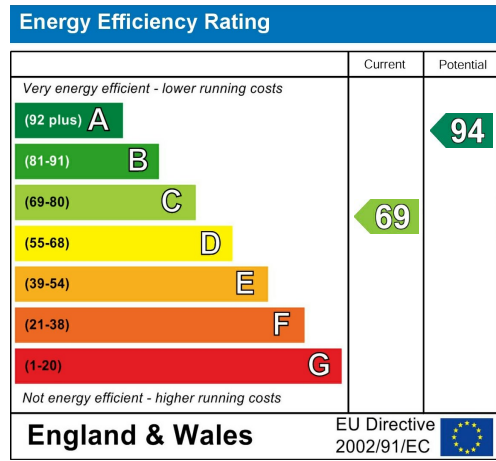
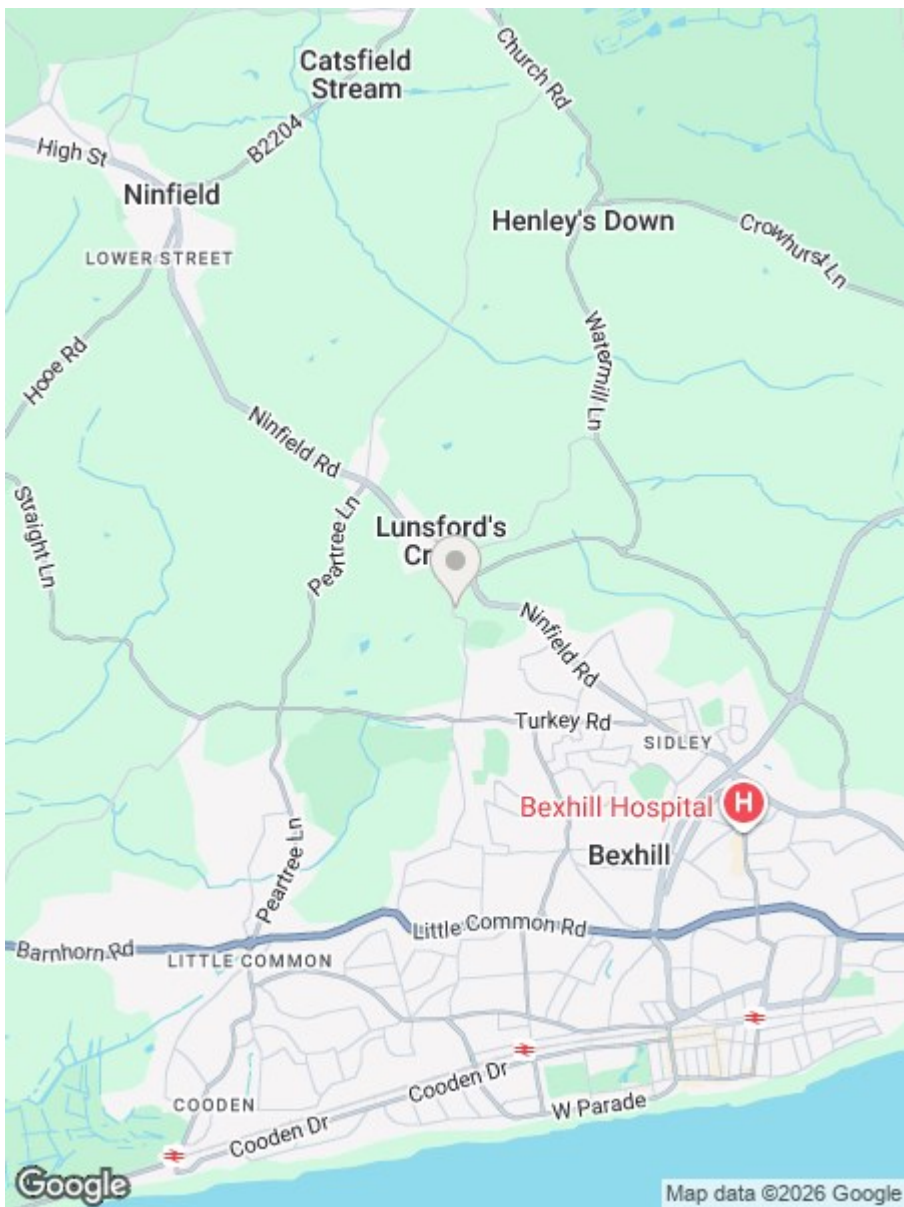
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TOTAL FLOOR AREA : 4675 sq.ft. (434.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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