



ESTATE AGENTS

## Randalls Farm, Harts Green, Battle, TN33 0RS

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

Price £675,000

PCM Estate Agents present to the market this FIVE BEDROOM, TWO RECEPTION ROOM, TRADITIONAL SUSSEX FARMHOUSE being HALF-TILE HUNG and built in the early 1900's. Occupying approximately two acres (unverified) in a highly private semi-rural setting, enjoying far-reaching views across the surrounding countryside.

Randalls Farm presents a RARE OPPORTUNITY to acquire a CHARACTERFUL DETACHED FARMHOUSE offering SUBSTANTIAL ACCOMMODATION and exceptional potential. Set within a PEACEFUL & SECLUDED POSITION on the edge of the sought-after village of Sedlescombe, the property enjoys an enviable degree of privacy whilst remaining conveniently close to local amenities.

Arranged over THREE FLOORS, the accommodation extends to FIVE BEDROOMS, TWO RECEPTION ROOMS a KITCHEN-BREAKFAST ROOM, UTILITY/BOOT ROOM, cellar and family bathroom. While the property WOULD BENEFIT FROM MODERNISATION and updating throughout, it offers an exciting opportunity for purchasers to create a stunning country home tailored to their own tastes and requirements.

Please contact the owners agents now to book your viewing and avoid disappointment.

### **WOODEN FRONT DOOR**

Opening to:

### **PORCH**

Further door to:

### **ENTRANCE HALL**

Stairs rising to the first floor accommodation, doors to:

### **RECEPTION ONE**

16'2 x 15'1 (4.93m x 4.60m )

Sash windows to both side and front elevations with lovely views over the gardens and grounds, large inglenook fireplace with open working fire, radiator.

### **RECEPTION TWO**

16' x 10'8 (4.88m x 3.25m )

Fireplace, radiator, sash bay window to front aspect having lovely views over the gardens and grounds, doorway leading to:

### **KITCHEN**

18'9 x 10'11 (5.72m x 3.33m)

Fitted with a range of base level cupboards and drawers with worksurfaces over, space for electric cooker, inset sink, space for appliances including fridge freezer and washing machine, wood burning stove, walk in larder style cupboard with window, part tiled walls, original stone flooring, door leading to a staircase that descends to the cellar, door to garden room, partition with access through to:

### **BREAKFAST ROOM**

10'6 x 10'5 (3.20m x 3.18m)

Window to side aspect with views over the gardens and grounds, additional window to rear aspect overlooking the office.

### **GARDEN ROOM**

28'3 x 6'4 (8.61m x 1.93m )

Windows and door to rear aspect providing views and access to the driveway, door to front and doors on either side of the dining room opening to an office and to a wc.

### **OFFICE**

7'7 x 7'4 (2.31m x 2.24m)

Dual aspect with windows to side and rear.

### **WC**

Low level wc, wash hand basin, window.

### **FIRST FLOOR LANDING**

Window to rear aspect, radiator, stairs rising to the second floor, doors to:

### **BEDROOM**

14'7 x 13'4 (4.45m x 4.06m)

Radiator, built in wardrobe, sash window to front aspect with views over the gardens and grounds.

**BEDROOM**

13'6 x 12' (4.11m x 3.66m)

Wash hand basin, radiator, built in cupboard, window with views to front aspect having views over the gardens and grounds.

**BEDROOM**

13'4 x 13'4 (4.06m x 4.06m)

Radiator, window to rear aspect with views over the gardens and grounds.

**BATHROOM**

Panelled bath, low level wc, pedestal wash hand basin, radiator, airing cupboard, window to rear aspect.

**SHOWER ROOM**

Walk-in shower.

**SECOND FLOOR LANDING**

Doors to:

**BEDROOM**

13'2 x 12'7 (4.01m x 3.84m )

Double glazed window to side aspect having lovely views over the gardens and grounds, access to eaves storage.

**BEDROOM**

14'2 x 13'2 (4.32m x 4.01m)

Access to eaves storage, window to rear aspect.

**GARDENS AND GROUNDS**

The property sits within grounds of approximately two acres (unmeasured), approached via a private driveway providing ample parking for numerous vehicles and access to the outbuildings. The mature gardens feature expansive lawns, established trees and shrubs, a greenhouse and three picturesque ponds, creating a delightful outdoor environment with plenty of space to enjoy.

Further enhancing the property's appeal are a detached herringbone concrete barn, offering potential for a variety of future uses subject to the necessary consents, and a double stable block which may be repaired, replaced or reimagined to suit individual requirements.

Offering a peaceful and tranquil setting, with a sweeping driveway providing access to the property, in which neighbouring properties have a right of way access over.

**LOCATION**

Randalls Farm occupies a desirable position close to the historic High Street within the popular village of Sedlescombe. The village offers a range of amenities for everyday needs, including local shops, a well-regarded primary school and an excellent village pub with restaurant facilities.

More comprehensive shopping, leisure and educational facilities can be found in the nearby towns of Battle, Hastings and Robertsbridge. The area is renowned for its beautiful countryside, coastal attractions, sporting and recreational opportunities, and wealth of historic landmarks. Mainline rail services to London Charing Cross and Cannon Street are available from Hastings, Battle and Robertsbridge, whilst the nearby A21 provides convenient access to the M25, London and the wider South East.

Council Tax Band: E





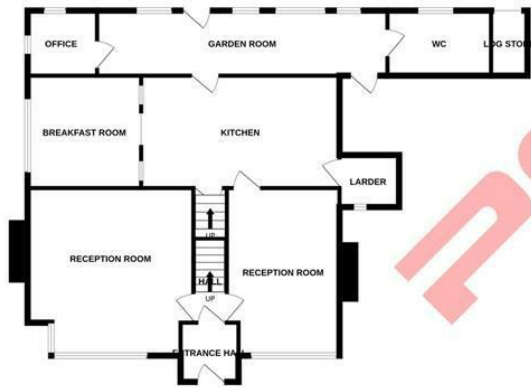
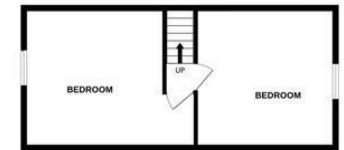
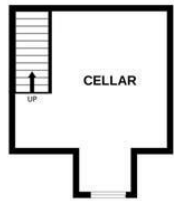


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>67</b>
			<b>1</b>
England & Wales		EU Directive 2002/91/EC	

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.