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Old Palace Farm, Little Trodgers Lane, Mayfield, East Sussex, TN20 6PN

Asking Price: £1,650,000 Freehold





# Old Palace Farm Little Trodgers Lane, Mayfield, TN20 6PN

Asking Price: £1,650,000 Freehold

A wonderful, brick threshing barn and former dairy, skilfully converted by the current owner approximately ten years ago, to comprise flexible accommodation across two floors, as well as a large outbuilding/garage/workshop, a further brick stable/store, both offering the possibility of annex accommodation, plus the fabulous setting of a large, natural lake over which the property looks out, plus the benefit of additional acreage available by separate negotiation. NO CHAIN. EPC Rating C.

Old Palace Farm, once the farm buildings associated to the former Old Palace which was originally a holiday residence of the Archbishops of Canterbury during the 14th and 15th centuries. During the Reformation, it was handed over to King Henry VIII who gave it to several leading noblemen of his day. Thomas Gresham reputedly lived there, and Queen Elizabeth I was among his guests at the Old Palace. The Old Palace became derelict and abandoned by the mid-18th century, and now forms part of the Mayfield School for Girls.

The Property was purchased and converted by the current owner around ten years ago, and boasts wonderful and characterful accommodation, with plenty of natural stone flagged flooring, oak windows and doors, yet the comforts of under floor heating, double glazing, a new roof, electrics and plumbing throughout.

The accommodation provides a wonderful flow, with a mix of open plan, and separate rooms, with a vast, dual aspect kitchen/dining/family room, the part vaulted main barn area, and a reception room providing a wonderful outlook over the lake.

There are two outbuildings, one forming an original, but updated Atcost Barn, forming a vast,



open space for garaging and workshops, plus potential for annex accommodation, subject to any necessary planning consents. The second outbuilding is a good-sized brick stable and attached store, located between the barn and the paddock. This has also had a new roof, electricity and water laid on, and offers potential for a home office or holiday let, should one so wish.

The original barn provides a reception hall, complete with glass walls and doors to both sides and the part vaulted ceiling and winding metal and wooden stairwell. There is a cloakroom, comprising a WC and basin to one side, plus an open office/study area opposite, and a door to a spare bedroom adjacent.

The other side is open to a seating area, complete with stone flagged flooring and a brick chimney with dual sided wood burner. A door leads into the sitting room, with a wonderful dual aspect over the lake and gardens, as well as French doors to the paved patio.

The other side of the fireplace is the large, open plan kitchen/dining/family room, arranged as three distinct areas, with windows to both sides and French doors to the patio overlooking the lake, and a further door to the front courtyard. There is oak flooring in the dining and family area, and stone tiled flooring in the kitchen area with under floor heating throughout, and the kitchen area comprises a range of oak cupboards and

drawers, granite worktops and space for several appliances, and an integrated sink with a drainer.

An opening leads to a hallway with a cupboard at one end housing utilities and heating manifolds, and a further door to the front courtyard. An opening leads into the utility room, with further sink, fitted units with granite worktops and space for further appliances and window to rear.

Adjacent is a door to a playroom/occasional bedroom with a window to front.

The first floor provides an open landing, with vaulted double bedrooms with either end, and a shower room and a bathroom in between, servicing each bedroom.

Outside there is a gated driveway, with access from the lane to the house and garage/barn. This outbuilding was once a large Atcost barn, and now has timber cladding and a modern, corrugated roof, with the main space being open, with a vast stack of logs, but providing covered parking for several vehicles, as well as a lockable door to the workshop.

This barn has a further lean to store to the road side, and offers considerable scope for annex accommodation if required, or indeed, possible commercial/holiday let opportunities, subject to any necessary planning consents.

Between the outbuilding and the house is a sheltered courtyard area, with gravel and laving, and raised vegetable beds, flower beds and espalier fruit trees along the barn wall. It makes for a fabulous entrance.

Behind the house is the paved patio, with flower bed borders and sliver of lawn between the patio and the lake. The lake is beautiful, surrounded by planting, mature and maturing trees and shrubs, plus numerous bulbs, and the lawns reach around the lake, with fencing to the far end. It is a wonderful natural habitat, with several large carp, geese, ducks, moorhens to name a few.



The far side of the house provides a brick stable and lean to workshop, which have a small, fenced concrete yard around them, and composting enclosures. A gate leads into a paddock on the far side of the lake. In all, the house, lake, outbuildings, gardens and paddock equate to 1.91 acres, approximately.

Further land is available by separate negotiation. The immediate fields around the lake, measuring approximately 8.62 acres, with gated access to Little Trodgers Lane, plus a field to the North, again with gated access to Little Trodgers Lane, measuring approximately 7.34 acres, and a further area of woodland measuring approximately 6.93 acres. Please note, there is a foot path running down the western and northern edges of the woodland.

Old Palace Farm is located within 1/2 a mile of Mayfield High Street. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

There are pretty churches of various denominations, a flourishing pre-school and primary school and the well-regarded Mayfield School for girls. There are several other private and state schools for all ages within easy reach. For more comprehensive facilities and amenities, Tunbridge Wells is 9 miles to the north.

Railway stations can be found at Wadhurst (5 miles), Crowborough (5 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

Nearby leisure facilities include tennis, bowls, numerous golf clubs, fishing and sailing on Bewl Water and at the coast. The area is criss-crossed



with many beautiful walks through the Area of Outstanding Natural Beauty.

**Material Information:**

Council Tax Band: G (rates are expected to rise upon completion).

Mains gas, electricity and water services connected, and private drainage.

The property is believed to be of brick and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB but outside the conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

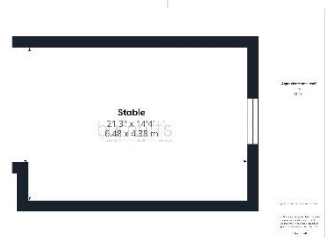
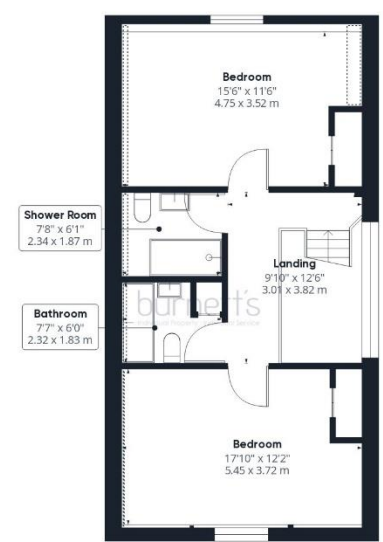
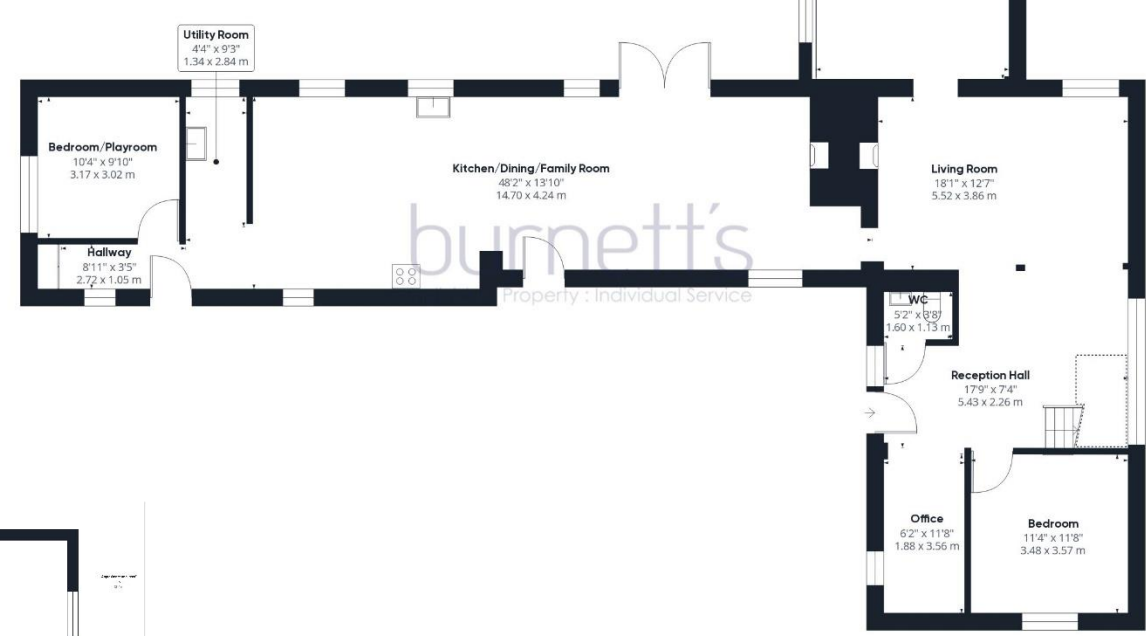
The property can have step free access.

Viewings only by prior appointment

# Energy performance certificate (EPC)

Old Palace Farm Little Trodgers Lane MAYFIELD TN20 6PN	Energy rating	Valid until:	26 April 2025
	<b>C</b>	Certificate number:	8525-7537-3030-7567-6926

Property type	Detached house
Total floor area	190 square metres



**Approximate total area<sup>(1)</sup>**  
2288.58 ft<sup>2</sup>  
212.62 m<sup>2</sup>

**Reduced headroom**  
49.89 ft<sup>2</sup>  
4.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.