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 **BEST**
ESTATE AGENT GUIDE
2023

 **BEST**
ESTATE AGENT GUIDE
2023 : EXCELLENT
SALES



Harlings and Harlings Cottage, Lake Street, Mark Cross, East Sussex, TN6 3NT



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Asking Price: £3,000,000 Freehold

A truly sensational and impressive Period Sussex Farm House, comprising 6 bedrooms, plus a study, 3 bath/shower rooms, kitchen/breakfast room, dining room, sitting room, snug, cloakroom and larder in the main house, complete with a separate three bedroom cottage, approximately 21 acres of paddocks and woodland, stables, swimming pool, tennis court, games room, workshop and garaging, in a beautiful location within the High Weald Area of Outstanding Natural Beauty, and enjoying far reaching countryside views. EPC Rating: D and EPC Rating: E (for Harlings Cottage)

Harlings forms a wonderful un-listed 'Country Estate' on the outskirts of Mayfield, complete with around 7,000 sq.ft of accommodation, to include the main Farm House, the separate cottage, garages, games rooms and outbuildings, plus the tennis court, swimming pool and 21 acres of paddocks and woodland.

The property has ample charm and character throughout, to include oak beams, exposed stone and brick, fireplaces and leaded light windows, some of which are double glazed. That said, the ceiling heights are very good throughout the house, a testament to its grandeur. The owners have been in residence for 47 years, and it is beautifully presented and very well maintained throughout, including a brand new private sewage treatment plant, installed in early 2024.

Via the large oak front door, one enters into a reception hall, complete with a fireplace and modern wood burner, wide stairs to the first floor, and a vista through to the rear door and lobby.

The sitting room is a fabulous room, complete with a large inglenook fireplace and attractive dual aspect to front and rear.



The dining room is opposite with a window to front and doors to the side garden, with a charming, flower bed enclosed brick paved patio, forming a wonderful and private alfresco dining area.

Accessed from the hall and the dining room is the kitchen/breakfast room, with an array of bespoke, hand-crafted fitted base and wall cupboards and drawers with corian worktops, and integrated sink, drainer, Aga, electric cooker, and space for further appliances within the walk-in larder/utility.

On the ground floor is also a cloakroom/shower room, and a comfortable snug/family room, which has views over the garden and pond.

The first floor comprises a charming, oak-panelled open landing with sensational views over the fields and countryside beyond. The main bedroom is accessed up a further step, and, combined with the bathroom and a further bedroom, it is considered that the whole of this side of the house could form a fabulous master bedroom, dressing room and en-suite.

The main bedroom enjoys a dual aspect to front and side, the second bedroom has a fitted wardrobe, sink unit and window to side, whilst the recently modernised shower room comprises a large walk-in shower, basin, WC, panelled walls, fitted cupboard and window.

Across the front of the house are two further double bedrooms, both with fitted wardrobes, with a fifth bedroom facing the rear with the views and an adjacent bathroom, comprising a bath, basin and WC, plus a window to rear. There is a further small bedroom/office with a window to front, which could easily form a third bathroom, if required.

Accessed via a modern oak staircase is a top floor landing with a door to the large attic space, suitable for further accommodation, subject to any necessary consents, with ample storage and a properly converted office/bedroom with windows to side and rear, built in around 2002.

Harlings and Harlings Cottage are both accessed via Lake Street, a much sought after Country Lane to the North of Mayfield, approximately 1 mile from the village itself.

The drive to the main house enjoys electric gates, and provides access to the garage, with an up and over door, and further access to a workshop. There is ample parking, with the tarmac drive also sweeping around to another garage with a store room to one side.

Beyond the driveway is a fabulous pond, with a large oak tree, water fall and flower bed surrounds. A paved path leads from the drive to the rear door.

Attached to the workshop is a Pool House, with the adjacent pool area, being partly wall enclosed with glass panelled fences to enable anyone in the pool and pool area to enjoy the view. The Pool House enjoys a vaulted ceiling, with glass doors facing the pool, and windows to side and front. There is also a very useful cloakroom and changing room area. There is ample space for a shower, too, if one wanted.

The pool is heated via a Calorex heat pump and enjoys a wonderful paved around, with ample spaces for tables, chairs and loungers. There is a



small area of lawn and a further outbuilding providing a vaulted games/party room/gym, depending on one's requirements. The pool, pool house and games barn were restored in the mid-80s by the current owners.

Beyond the games barn is a stable block, now adapted to form garden and machinery stores, plus the pool plant room. Beyond which is the area housing the tennis court, which is hedge enclosed with lawns immediately around the court.

The front garden enjoys a path from a pedestrian gate to the front door, with flower bed borders and climbing plants across the façade of the house. This path leads around to the brick terrace by the dining room, with the mature flower beds, shrubs and trees forming a wonderful natural boundary.

The rear garden is mainly set to lawn, with mature trees, shrubs and formal landscaping in the form of stone steps leading to the paddocks, and a man-made flat area, which has housed marquees for family weddings and parties through the years. This is where one gets the best of the views out across the paddocks and countryside beyond.

The land has various access gates, with the main one directly accessing the fields, plus a further gate to the woodland, and a further gate accessing the outbuildings near the party barn. In total, there are paddocks and woodland amounting to approximately 21 acres, with a natural pond, with flowering shrubs, mature trees and a haven for ducks and geese which make it their home each year.

Material Information:

Council Tax Band H for Harlings (rates are expected to rise upon completion).

Council Tax Band F for Harlings Cottage (rates are not expected to rise upon completion).



Mains electricity, water and a newly installed private sewage treatment plant (shared between Harlings and Harlings Cottage). Oil fired central heating.

The property is believed to be of stone, brick and timber construction with tiled elevations and 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 and conservation area.

The titles have restrictions and easements, we suggest you seek legal advice on the titles. We are aware of a public foot path running along the far side of the fields.

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 limited 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 properties do not have step free access.

Harlings

Gross Internal Area : 330.1 sq.m (3,553 sq.ft.)

Harlings Cottage : 127.9 sq.m (1,376 sq.ft.)

Harlings Cottage Garage : 17.8 sq.m (191 sq.ft.)

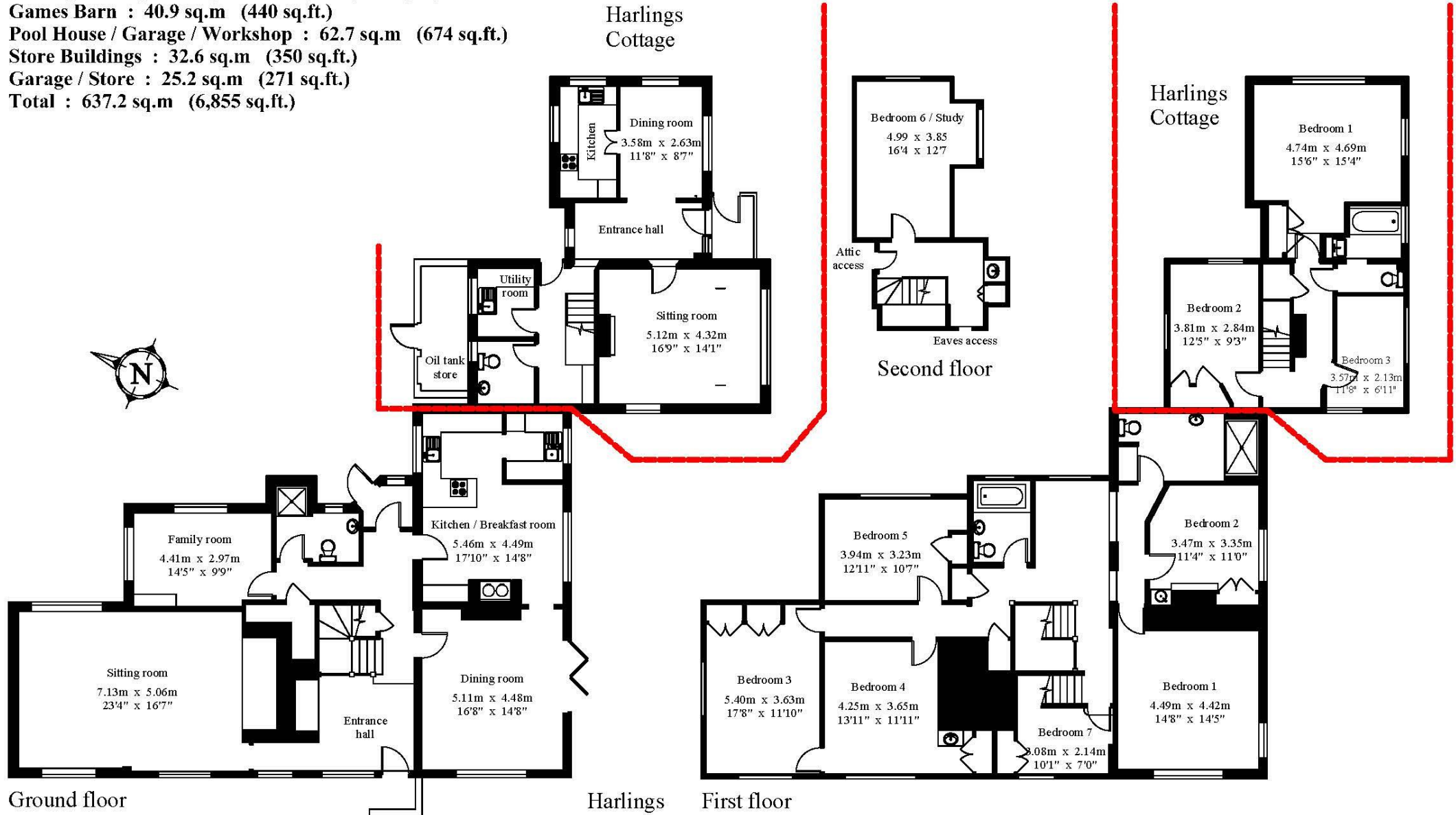
Games Barn : 40.9 sq.m (440 sq.ft.)

Pool House / Garage / Workshop : 62.7 sq.m (674 sq.ft.)

Store Buildings : 32.6 sq.m (350 sq.ft.)

Garage / Store : 25.2 sq.m (271 sq.ft.)

Total : 637.2 sq.m (6,855 sq.ft.)

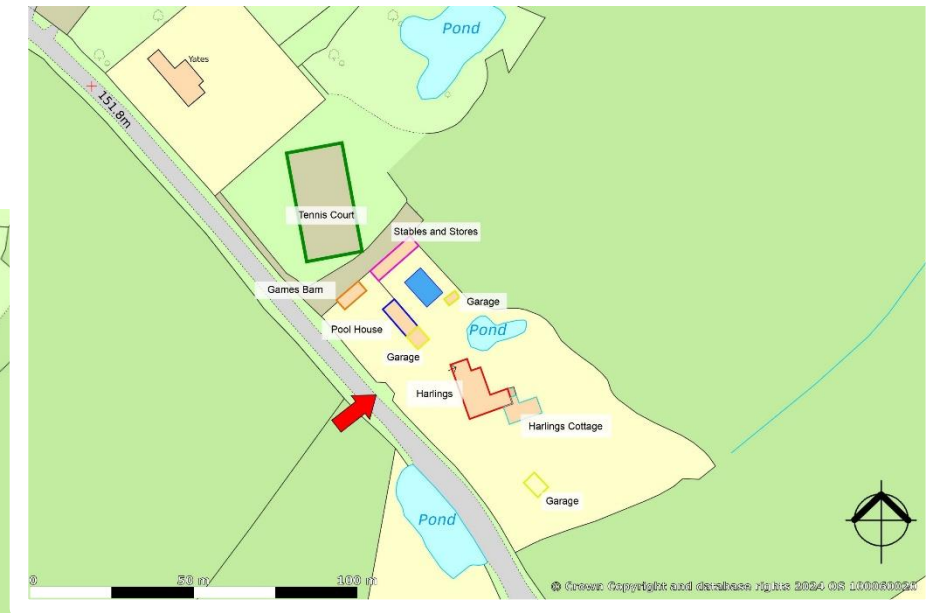
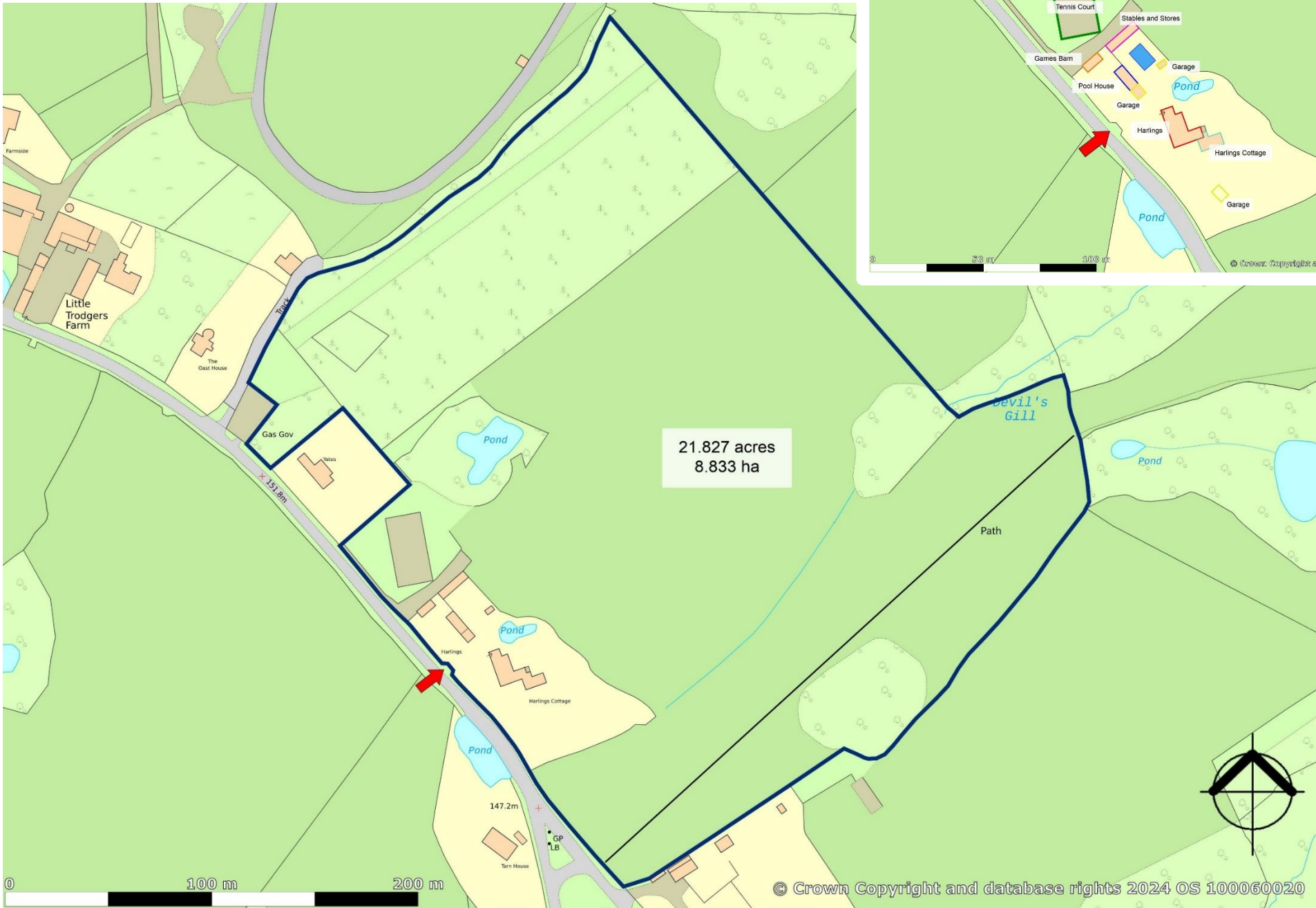


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Harlings Cottage:

Attached to the rear corner of the house is Harling Cottage, a three bedroom cottage which was largely rebuilt around forty years ago, and forms a very useful annex/holiday let and has its own access, parking and garaging. The cottage is currently let at £2,100 per calendar month.

The accommodation comprises an entrance lobby and hall, with a dining room to one side, with windows to side and rear and double doors to the kitchen, with a further window to side and an array of cupboards and drawers, integrated sink, cooker and space for further appliances.

On the opposite side of the hallway is a good sized sitting room, again, with a dual aspect and a fireplace.

Via a rear lobby, is a utility room, cloakroom and the staircase to the first floor. The first floor provides access to all three bedrooms, an airing cupboard and the bathroom. All of the bedrooms enjoy a dual aspect, and two enjoy built in wardrobes.

Harlings Cottage enjoys its own gated driveway, with ample parking, turning space and access to the detached garage. It is considered that there is ample scope to build a much larger garage/outbuilding for the cottage, subject to any necessary consents. There is a cottage style garden attached to the cottage for the use of the occupants.

Location:

Harlings and Harlings Cottage are located off a popular and exclusive country lane between the villages of Mayfield and Mark Cross, with easy access to footpaths for walks into the countryside and across fields to The Lazy Fox pub in Mark Cross.

The 16th Century beauty of Mayfield High Street includes facilities such as a small supermarket, 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 primary school and the well-regarded Mayfield School secondary school for girls.

For more comprehensive facilities Tunbridge Wells is approximately 7 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Cannon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

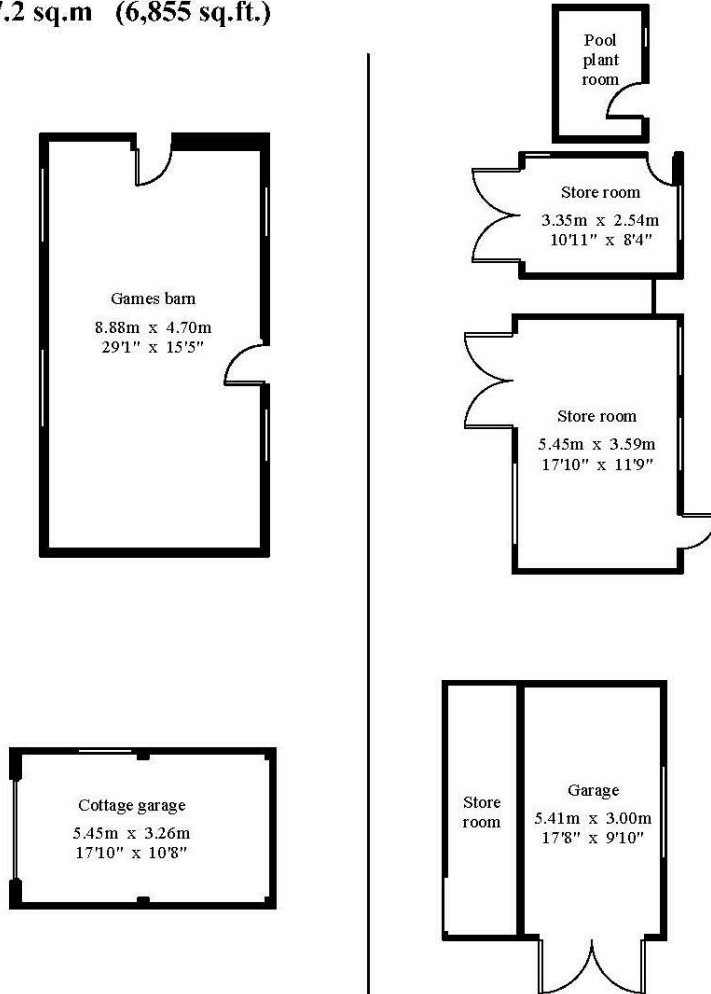
Viewings:

Viewings are only by prior appointment. For any further information, please call Andrew Burnett on 01435 874450 or email andrew@burnetts-ea.com



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Energy performance certificate (EPC)

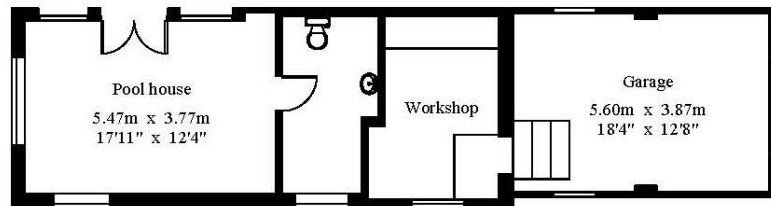
Harlings Lake Street Mark Cross CROWBOROUGH TN6 3NT	Energy rating	Valid until:	20 July 2033
	D	Certificate number:	0150-2783-3036-2097-7171

Property type: Semi-detached house
Total floor area: 328 square metres

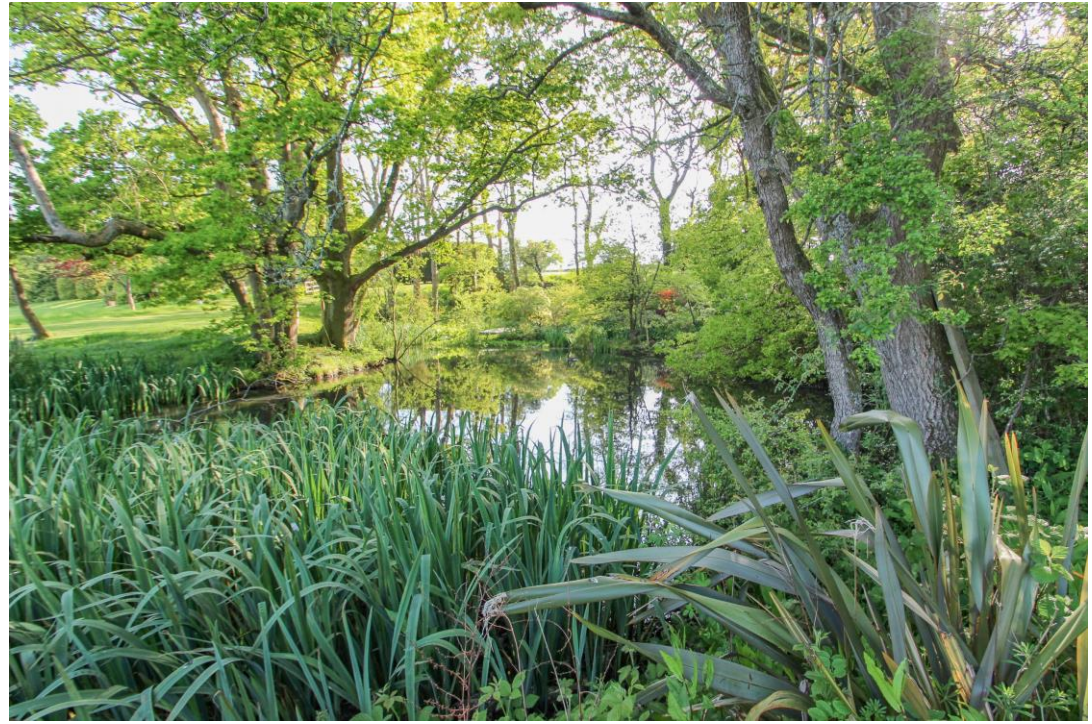
Energy performance certificate (EPC)

Harlings Cottage Lake Street Mark Cross CROWBOROUGH TN6 3NT	Energy rating	Valid until:	26 December 2033
	E	Certificate number:	2432-3933-9202-3137-2204

Property type: Semi-detached house
Total floor area: 121 square metres









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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.