



# EQUUS

*Country & Equestrian*



FOXY HOLLOW FARM





## Foxy Hollow Farm, Studdens Lane, Cowbeech, Hailsham, East Sussex BN27 4QS

A unique detached property with just under 5 acres (\*TBV) and offering a rare opportunity to embrace a self sufficient lifestyle. Set at the end of a no through country lane in a peaceful location, adjacent to a Green Lane and encircled by bridleways and dog walks, the whole comprises of a bespoke Eco designed, environmentally friendly and energy efficient property with meadow flower grass topped roof, solar energy and a ground source heat pump system providing all year-round budget priced energy. There is also underfloor heating, high specification insulation and double glazing throughout. A feature of the property is an extensive decked terrace which extends along one elevation, ideal for entertaining and overlooking large stocked ponds and the spacious gardens and grounds.

The multiple outbuildings at the location include: brick built boiler room, Summer House, timber shed, cold store (with power and lighting), geese and chicken runs and coop, large Robinson's greenhouse with auto vent, plus fruit cage.

For those with equestrian interests there is a large area of pastureland enclosed by post and rail fencing offering ample space to add stabling and a riding arena (subject to permissions).eip.

### LOCATION & AREA AWARENESS

The rural hamlet of Trolliloes is situated just to the east of the small village of Cowbeech on the edge of the High Weald AONB. The village has a public house with restaurant, The Merrie Harriers, and a local store and post office are easily accessible at nearby Rushlake Green. The market towns of Heathfield to the north and Hailsham to the south offer a comprehensive range of retail, recreational and leisure facilities, whilst slightly further afield is the scenic coastline at Eastbourne and picturesque historic Lewes.

For commuters, the nearest train service is at Pevensey & Westham station, which along with the station at Polegate provides services to Eastbourne, London Victoria and Ashford International stations. The A22 provides road-users with a link to the M25 and to the A27, which offers access to south coast towns. Well-regarded schooling in the vicinity includes Eastbourne College, Brighton College, Mayfield School, Battle Abbey School, and Tonbridge School.

### ACCOMMODATION-refer to the floor pla

Uniquely designed by the current owner and built in 2018 with significant attention to detail throughout the 3 BEDROOM accommodation including a central HALLWAY giving access on one side to the RECEPTION ROOMS and an adjoining KITCHEN fully fitted with contemporary cabinetry, large granite work surfaces and assorted integrated appliances and breakfast bar for informal dining.

Formal DINING ROOM with glazed sliding doors to the garden and an arched aperture linking to the adjacent expansive SITTING ROOM features a modern free-standing log-burner and benefits from a triple aspect with a wall of bi-folding doors providing a seamless transition to the decked terrace extending the inside to the outside space.

An outer hallway extends along the length of the opposing wing where the bedroom accommodation is situated. There are four rooms, comprising of a PRINCIPAL MAIN BEDROOM with EN-SUITE, TWO FURTHER DOUBLE BEDROOMS and a LARGE SHOWER ROOM. Further UTILITY ROOM and a storage cupboard at the end of the corridor with an external door. an additional internal hot-tub room adjacent to the boiler room offers scope for use as a STUDY / SUNROOM, or as a FOURTH BEDROOM.



### MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Block and Timber / NUMBER & TYPE OF ROOMS: 3 bedrooms, 2 receptions, 2 shower/bathrooms, WC cloakroom, Kitchen, 2 other rooms / see attached floor plans.

PARKING: Off road multiple / F

LOCAL AUTHORITY: Wealden District/ TAX BAND:

EPC RATING: A 96/109 - Certificate number 0756-3862-7875-9898-9195

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

### SERVICES

HEATING: & HOT WATER: Ground source heat pump / Solar Panels (excess fed back to the National grid) on the roof with meadow grass / Air filtration system fed via ceiling ducts / Under floor heating.

SEWAGE: Private 'clear water' system (Klargester) / WATER SUPPLY: Main / ELECTRICITY SUPPLY: Mains with Emergency lighting

### LAND / GROUNDS & Riding out

The whole site is approx. 4.89 acres (\*TBV) of level ground and includes the drive/pond/garden and main field. The Green Lane allows mounted riding and access to other lanes for hacking. There are also a number of TROT permissions but do require an annual licence.

The acreage and or land shown / stated on any map and or screen print for the property is "TBV - (To Be Verified)", which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

### AGENTS NOTES

1. The Green Lane is adopted by Highways but is open to public use. It takes approx 1 hr to walk this green lane. There are some annual restrictions.
2. There is a Public Footpath which comes off the lane through the neighbouring property and then on to the land of the property we are selling but follows close to the fence and could be fenced appropriately if desired.

### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)







<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

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5. 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.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

#### DIRECTIONS

The property is located at the end of a No Through Lane which turns into a Green Lane.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014

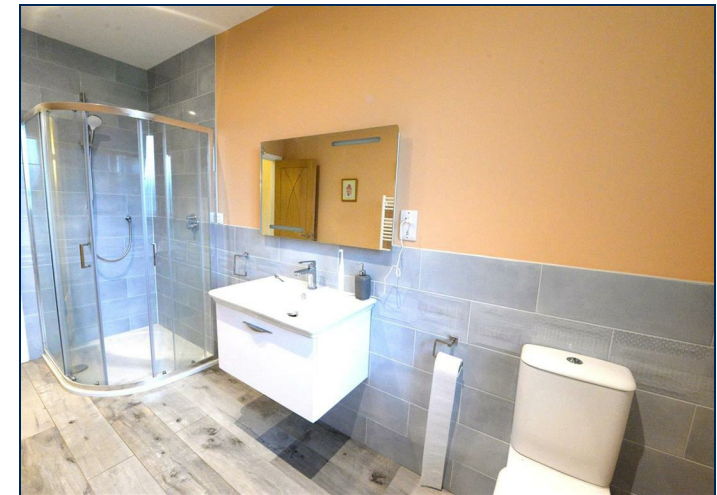
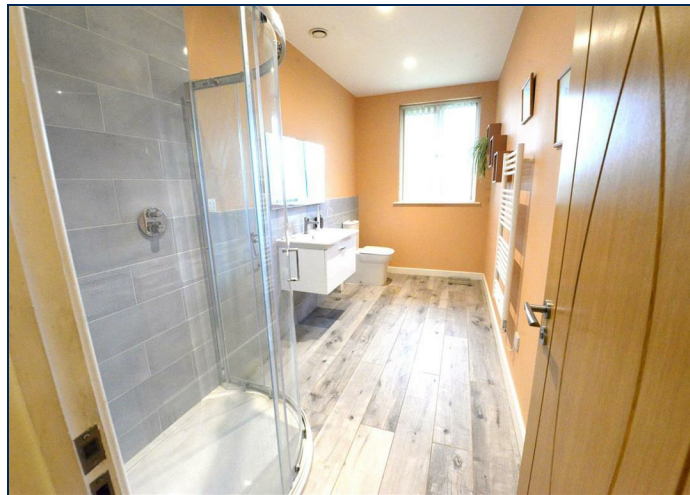
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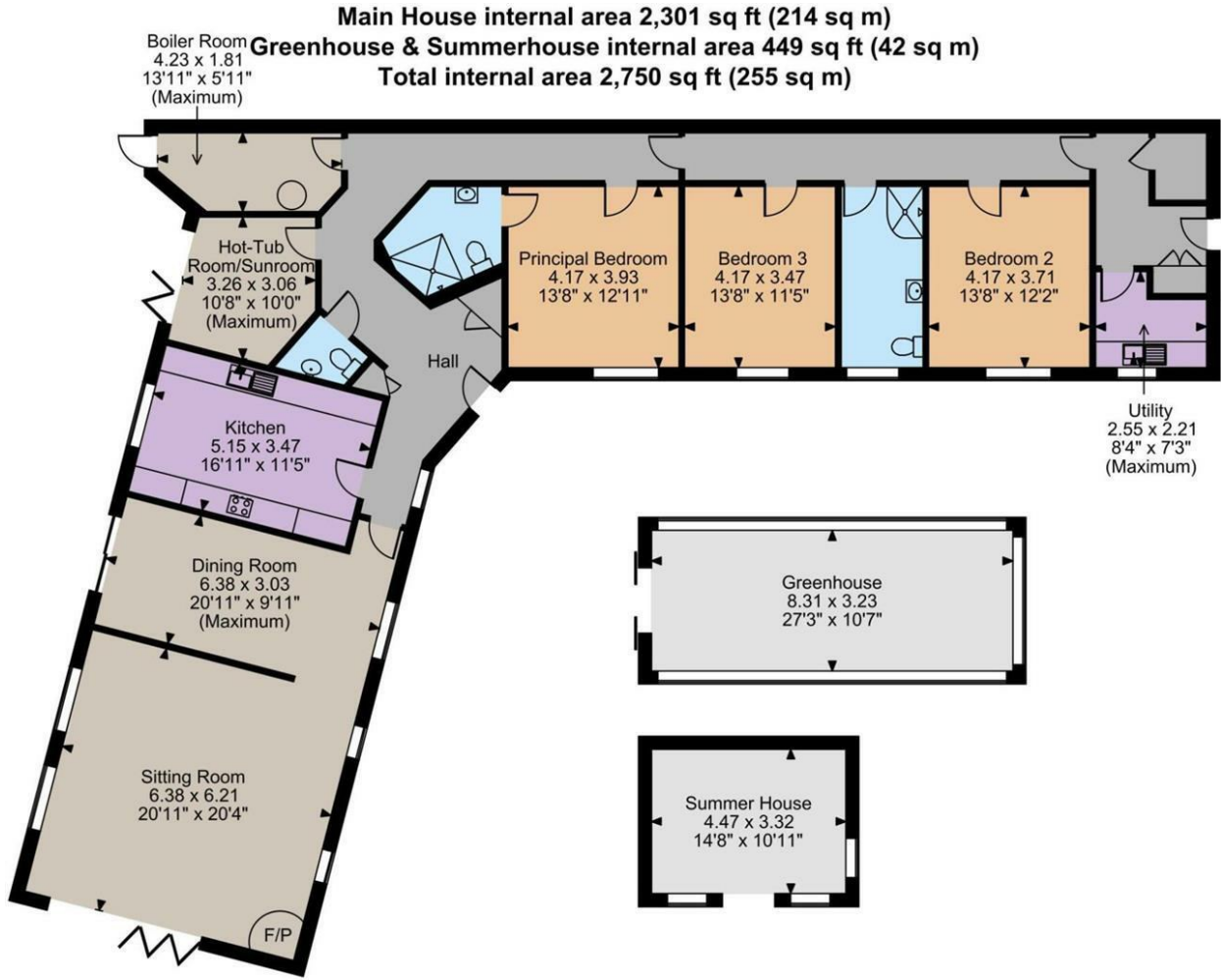
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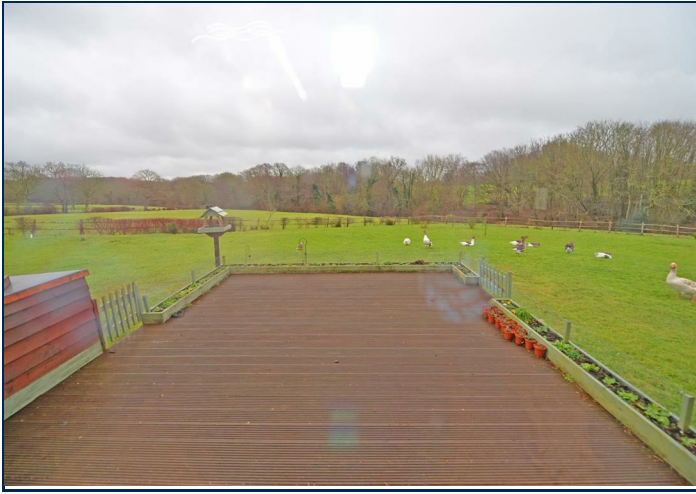
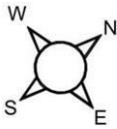
**Guide price £1,250,000**







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	<b>100</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		
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	

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