



# EQUUS

*Country & Equestrian*



ALLENSWOOD COTTAGE

# ALLENWOOD COTTAGE, Telham Lane, Battle, East Sussex TN33 0SS



**RE-AVAILABLE** - A well presented detached 4 bedroom property (circa 1800 - unlisted) set in 3.8 acres (\*TBC) with equestrian facilities/outbuildings rurally located off a lane near the popular historic town of Battle. Expansive gardens wrap around the property with woodland boundaries offering much seclusion with a gravelled drive leading to a parking area for several vehicles/horsebox plus double garage and separate carport.

A large concrete & block built stables building (1429sqft) includes 4 loose boxes, plus hay store, tack room and workshop set within an enclosed concreted yard with power, lighting and water connected. A hard surface track then leads to a 40m x 20m floodlit post and railed riding arena (sand/rubber mix surface) with the fenced paddocks surrounding.

For ease of equestrian access there is a second vehicle entrance off Telham Lane leading to the stable yard and riding arena. For riding out there is hacking on local lanes leading to bridleways. N.B. The current vendor has an informal arrangement with the neighbouring landowner allowing access to an adjacent field which allows hacking in the local woodland. eip

## SITUATION & AREA AWARENESS

The property is set off a rural lane approached through a metal five bar gate opening onto a gravelled drive and parking area for several vehicles/horsebox with adjacent detached double garage and separate carport. The popular, historic town of Battle is around 2 miles, famous for having the remains of Battle Abbey, the site at which William The Conqueror was victorious over King Harold's army in 1066. Battle high street offers a variety of everyday amenities, including Jempsons supermarket plus a variety of bespoke shops, cafés and restaurants as well as a mainline rail station providing services to London Charing Cross, taking approximately 90 minutes. Excellent education facilities are available in the private and state sectors in particular Battle Abbey and Claverham comprehensive School.

The bustling seaside town of Hastings is also within easy reach providing further shopping and amenities, including large supermarkets. The area is well connected by road, with the A21, three miles away, providing access towards Tunbridge Wells and the M25 beyond.

## ACCOMMODATION - points of interest

Refer to Floorplans for room dimensions.

The well presented accommodation has been updated and improved in recent years by the current vendors and presents a mix of modern, contemporary décor and fittings with character features.

The heart of which is the spacious KITCHEN comprising of fitted bespoke light oak units and worktops, butler sink and integrated appliances including a dishwasher, Rangemaster cooker with double oven and microwave and larder style cupboard. An open plan DINING area adjacent to the kitchen includes a useful fitted bench with storage under plus recessed TV niche making this an ideal family area. A feature of the interior is a large double aspect SITTING ROOM with fireplace and wood burning stove overlooking the gardens and stable yard with access through French doors onto a paved patio. A useful CLOAKROOM with shower and UTILITY room gives plenty of space for boots and coats, plumbing for washing machine and tumble drier.

Arranged on the FIRST FLOOR there are 4 BEDROOMS with the PRINCIPAL BEDROOM enjoying views over the garden and stable yard, plus FAMILY BATHROOM and walk in airing cupboard.

## EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the floor plans enclosed for layout and dimensions.

A well organised yard with good access from the side garden and gate to the arena and fields.

OUTDOOR RIDING ARENA - 20m x 40m post and railed with rubber and silica sand all weather surface.

STABLE BLOCK - 4 stables, tack room and workshop/machine store with rear area for further storage and or hay/straw. The stables were built in the 1800's and are brick and cement construction with good height and were refurbished in the last few years.

CARPENT - off drive and timber constructed - GARAGE - brick built.

SECONDARY ACCESS - from the lane there is a five bar gate allowing access to the paddocks and arena.

PLANNING PERMISSION REFUSED - A recent planning application was made by the vendors for conversion of the stables building into accommodation. The local authority has refused the application but there may be scope to appeal the decision in the future if desired. Ref RR/2025/360/P.

## LAND & GROUNDS

The whole is 3.8 acres (\*TBC) is on one title and including the house, gardens, stables, riding arena and pastureland. The acreage and or land shown / stated on any map and or screen print for the property is \*TBC – (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.

## SERVICES

HEATING: Oil / SEWAGE: Private and shared with one other property, Cess Pit / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

OFCOM - Mobile & Broadband

BROADBAND

Download Mbps / Upload Mbps – also see useful website links.

MOBILE COVERAGE

Indoor - EE / Vodafone / O2 / Three - all good - also see useful website links.

Outdoor - EE / Vodafone / O2 / Three - all good - also see useful website links.

## MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Multiple private off road / carport & garage / FLOOD RISK: Nil.

LOCAL AUTHORITY: Rother District Council / TAX BAND: G

EPC RATING: 59/74 D. Certificate number 0348-3029-1201-2617-9204

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk>





#### 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)  
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#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
Equus Country & Equestrian, South East/South West

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E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)  
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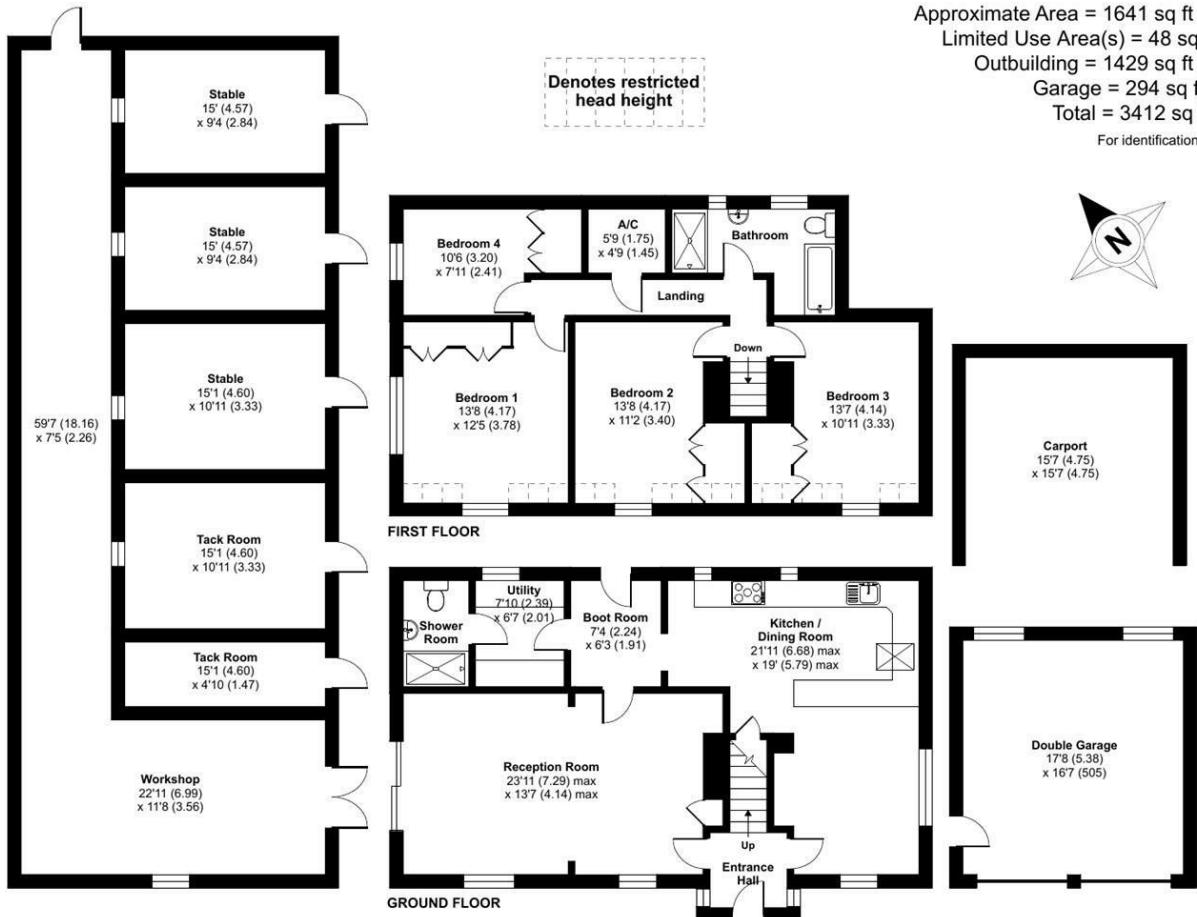
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**Guide price £1,025,000**





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025. Produced for Equus Property. REF: 1296208



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

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