Banfield Estate Agents

The Spinney Newick Lane

Heathfield, TN21 8PU

Asking Price £1,295,000

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Video Tour Available

A unique, beautifully presented and extensively renovated country residence, set along a peaceful country lane and enjoying truly exceptional panoramic views. From the rear of the property the outlook stretches as far as Crowborough, Mayfield and across rolling countryside, a standout feature of this remarkable home.

The property sits within generous grounds, including extensive, well-maintained gardens, an area of woodland, and two fenced paddocks, making it ideal for those seeking a semi-rural lifestyle, keeping livestock or horses with space and privacy, total acreage approximately 3.69 Acres. A sweeping gravel driveway is accessed via double five-bar wooden gates, provides ample off-road parking for multiple vehicles and leads to a detached garage, which benefits from planning permission for conversion and extension into a one-bedroom annexe, Wealden District Council WD/2025/0556/F (photographs attached).

Inside, the home offers bright, airy, and versatile accommodation, thoughtfully designed and tastefully decorated throughout, while retaining an abundance of character features including exposed beams, brickwork, and feature fireplaces.

The welcoming entrance porch provides built-in storage and leads into a stunning, light-filled entrance hall, enhanced by two Velux windows and a striking cast iron staircase.

The living room is a particularly impressive space, boasting a triple aspect, a beamed ceiling, and a magnificent brick inglenook fireplace with a wood-burning stove as its focal point. A front-facing bay window with a built-in seated area and storage adds charm, while double doors open onto the rear garden.

The kitchen/breakfast room features shaker-style units with granite worktops, a double oven, induction hob with extractor, and space for a fridge/freezer. The beamed ceiling and dining space create a warm, sociable hub, with double doors opening to the garden and an archway connecting the kitchen and breakfast area.

Further ground floor accommodation includes a formal dining room with a bay window, built in seated area, built-in shelving, and a log burner; a third reception room with a brick fireplace, fitted cupboards, and access to a conservatory; and a versatile fifth bedroom with a bay window, feature fireplace, and fitted wardrobe—ideal for guest accommodation or annexe potential.

A well-appointed ground floor bathroom includes both a bath and separate shower, complemented by exposed brickwork and contemporary fittings. Additional conveniences include a downstairs WC and an inner hallway with garden access.

Upstairs, the bright and airy landing features vaulted ceilings and a large walk-in airing cupboard. The principal bedroom is a standout, offering triple aspect windows that perfectly frame the far-reaching countryside views, along with a spacious walk-in wardrobe and en-suite shower room.

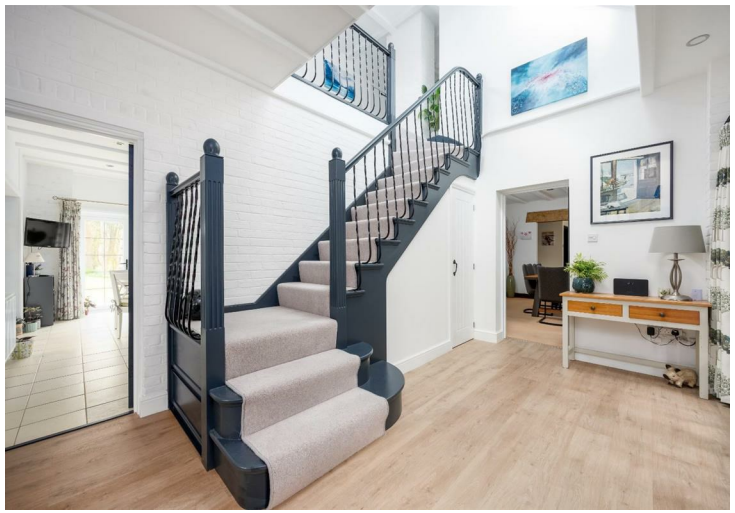
Three further bedrooms provide comfortable accommodation, many with fitted wardrobes and characterful exposed brickwork, served by the family facilities below.

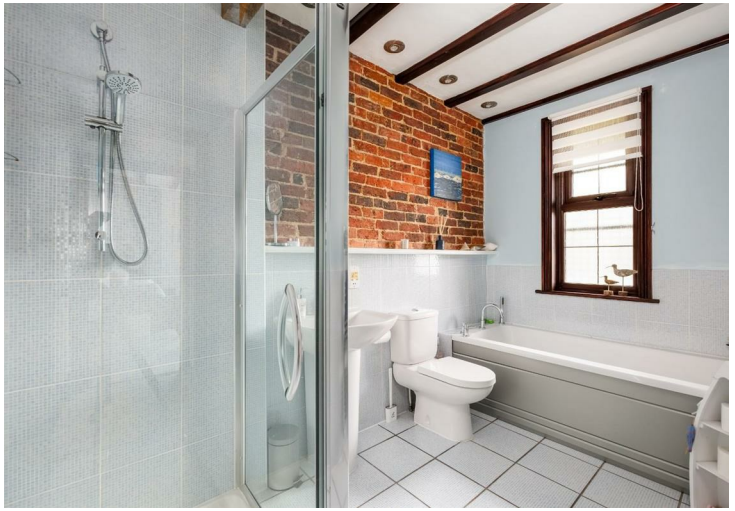
Externally, the gardens are a true highlight—beautifully landscaped with lawns, mature trees, flowering borders, and a large patio area ideal for outdoor entertaining. Beyond the formal gardens lie two fenced paddocks and a charming woodland area, complete with a footpath and seasonal bluebells, creating a magical natural setting.

Additional outbuildings include a workshop/shed and covered storage area, enhancing the property's practicality.

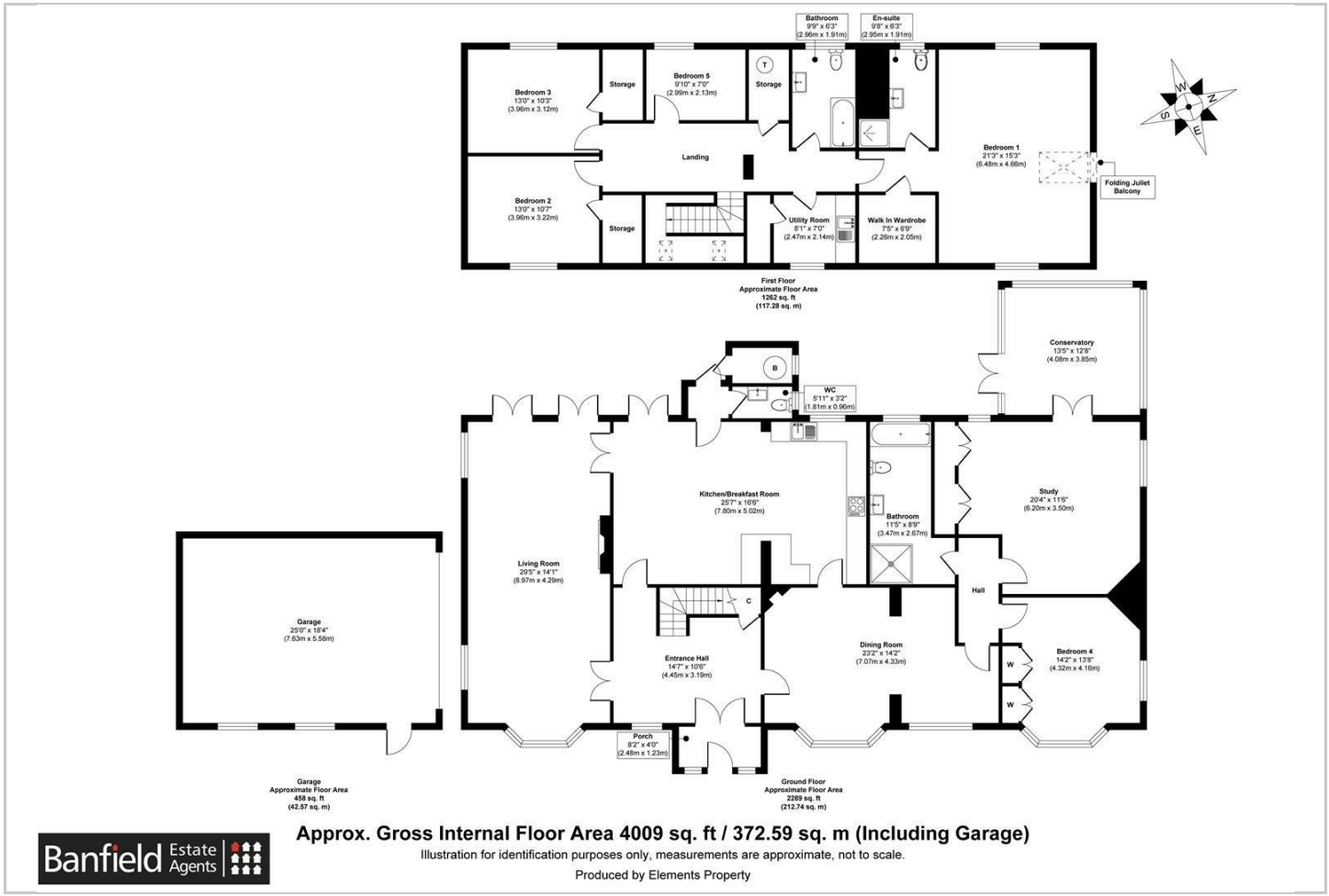
This is a fantastic family home offering space, flexibility, and charm in a highly desirable countryside setting, with breath-taking views and exceptional outdoor space.

Council Tax Band G

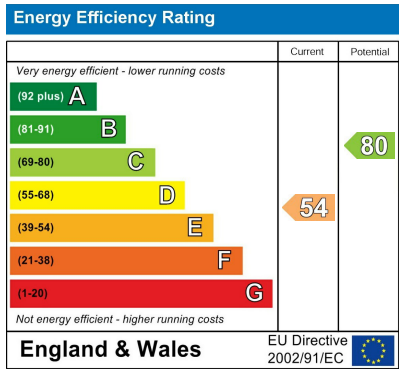




Floor Plan



Area Map



Energy Efficiency Graph

Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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