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Taylor Engley



Bakers Farmhouse, 7 Upper Horsebridge, Hailsham, East Sussex, BN27 3BD

Offers In Excess Of £550,000 Freehold

SUBSTANTIAL AND IMPOSING FAMILY HOME - Having recently undergone many improvements, Bakers Farmhouse is a charming and unlisted, double fronted Georgian home with parts of the building dating back as far as the 18th Century. This beautiful home offers versatile accommodation offering four receptions and five bedrooms and retains many period features including a fresh water well in the Victorian kitchen, fireplaces with wood burning stoves, replacement sash windows, with original shutters, exposed wood and brick flooring and full height cellar with side entrance to the garden. There is huge potential should you wish to accommodate a private business here as the reception rooms and entrance hall can be completely separate from the house. Viewing is highly recommended. EPC=D.



*** DETACHED GEORGIAN HOME * FOUR RECEPTIONS * FIVE BEDROOMS THE MASTER HAVING EN-SUITE
 * CLOAKROOM * VICTORIAN KITCHEN/BREAKFAST ROOM WITH A FRESHWATER WELL * SPACIOUS
 CELLAR * FAMILY BATHROOM * ORIGINAL FEATURES THROUGHOUT * GAS CENTRAL HEATING * TWO
 WOOD BURNING STOVES * GARDENS TO FRONT AND REAR * AMPLE OFF ROAD PARKING * EPC**

The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.



ACCOMMODATION COMPRISES

ENTRANCE PORCH

Attractive arched recessed porch with new lead canopy, outside light and new Georgian style timber front door with bullion window leading into

ENTRANCE HALLWAY

22'8 x 6'9 (6.91m x 2.06m)

Spacious hallway with dado rail, wood flooring, stairs to first floor landing, doors off to reception rooms and door to cellar and kitchen.

SITTING ROOM

15'9 narrowing to 14'2 x 12'2 (4.80m narrowing to 4.32m x 3.71m)

Recently installed, Georgian style wood sash window overlooking the front with period shutters, picture rail, fireplace with wood burning stove, glazed 'spy' window to side, radiator, rattan flooring, high skirting boards.

DINING ROOM

15'9 narrowing to 14'2 x 12'2 (4.80m narrowing to 4.32m x 3.71m)

Recently installed, Georgian style wood sash window overlooking the front with period shutters, picture rail, open fireplace with tiled hearth, radiator, original bell pull to the side of the fireplace, carpeted flooring, high skirting boards.

DAY ROOM/SNUG

13'1 x 11'3 (3.99m x 3.43m)

Recently installed, Georgian style wood sash window to the side with period shutters, inglenook fireplace with wood burning stove with recessed floor to ceiling cupboards flanking the fireplace including glazed display cabinet with light, exposed oak timber with original butcher's hooks, picture rail, painted stone laid flooring.

LIBRARY/STUDY

12'2 x 9'11 (3.71m x 3.02m)

Georgian style, double glazed sash window to the rear, wall to ceiling fitted book shelves, painted stone laid floor, wall mounted central heating control.

CLOAKROOM

4'9 x 3'11 (1.45m x 1.19m)

Obscure double glazed window to side, low level flush wc, corner wash hand basin with tiled splash backs, slate tiled floor.

KITCHEN/BREAKFAST ROOM

15'5 x 13'10 (4.70m x 4.22m)

Original exposed brick step leads down into the kitchen. Recently installed double glazed window overlooking the rear garden and recently installed part double glazed door with cat flap to the rear garden. Exposed brick flooring with covered natural brick well providing a private water supply, exposed oak timber with original butcher's hooks. The kitchen is fitted with full range wall and base units incorporating cupboards and drawers with floor corner units with carousel shelving, glass display cabinets with lighting, integrated dishwasher and spaces for range style cooker with fitted stainless steel splash and American style fridge freezer, solid granite worktops incorporating twin bowl sink with mixer tap with scored drainer to side,

CELLAR

Exposed, original brick steps lead down into the large cellar with good ceiling height and retains original features. The cellar occupies the entire floor area of the sitting room and dining room above and has power and plumbing with door to the side garden. The cellar is divided into three large rooms, with the central room having slate flooring and can be served as a laundry room, the others providing good storage space and retains some original features. The three individual room sizes here are 11'2 x 10'2, the middle cellar is 15'7 x 6'8 and the end cellar measures 15'9 x 11'10

FIRST FLOOR LANDING

Stairs lead up to a spacious galleried landing with dado rail, radiator, double glazed window overlooking the rear garden. Built in spacious airing cupboard with radiator and light, doors off to bedroom and bathroom.



MASTER BEDROOM

16'1 x 12'6 (4.90m x 3.81m)

Recently installed, Georgian style wood sash window overlooking the front ,radiator, impressive, built in floor to ceiling linen press. Door to

EN-SUITE SHOWER ROOM

7'7 x 4'11 (2.31m x 1.50m)

Wooden sash window to front. Large walk in shower cubicle, low level flush wc and bidet, pedestal wash hand basin, heated towel radiator, bamboo flooring, part tiled walls.

BEDROOM TWO

14'11 x 10'10 (4.55m x 3.30m)

Recently installed, Georgian style wood sash window overlooking the front, period, cast open fireplace with timber surround, built in fitted wardrobes, radiator.

BEDROOM THREE

12'10 x 10'9 (3.91m x 3.28m)

Double glazed window to side, period, cast iron open fireplace with timber surround, built in cupboard, radiator.

BEDROOM FOUR

13'1 x 8'2 (3.99m x 2.49m)

Double glazed window to side, built in cupboard, radiator.

BEDROOM FIVE

9'10 x 7'3 (3.00m x 2.21m)

Double glazed window to side, radiator.

FAMILY BATHROOM

12'2 x 9'11 (3.71m x 3.02m)

Obscure double glazed window to rear, cast Victorian roll top bath with ball and claw feet his and hers pedestal wash hand basins each with recessed ceiling and underlighting, low level flush wc, enclosed corner shower cubicle, part wood panel walls, vinyl tiled floor.

OUTSIDE TO FRONT

Ample off road parking to side with five bar gate leading to further area of parking leading to the rear garden. The garden is part enclosed by original brick built dwarf wall with part cast iron decorative fencing. Brick pathway leads to the front door.

REAR GARDEN

Secluded rear garden having various areas of seating and terraces including gravelled spaces and patio below a brick retaining wall. Above there is an area of lawn and shrub borders with fruit trees. Outside light and tap

COUNCIL TAX BAND:

Council Tax Band -

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

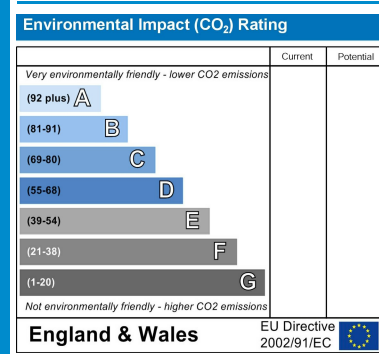
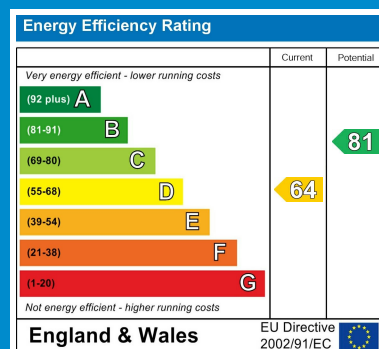
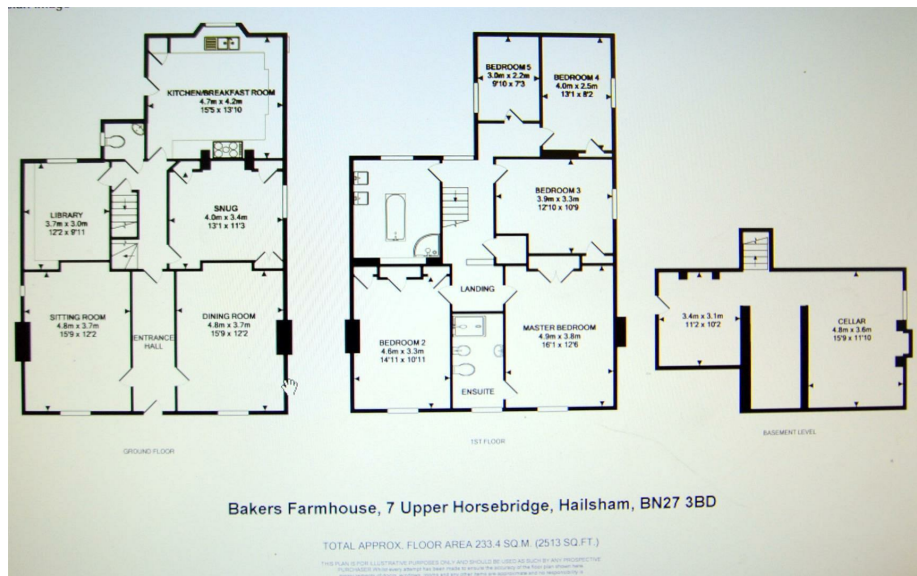
FOR CLARIFICATION:

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 & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.









We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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