



West Wing, Carters Corner Place
Carters Corner | Hailsham | East Sussex | BN27 4HX

STEP INSIDE

West Wing

Fine & Country are proud to bring to market this five-bedroom period home which is formed from the West Wing of a stunning country mansion with a private landscaped garden, private swimming pool and private driveway located in an enviable rural position near Hailsham.

This beautiful character home, which benefits from stunning views across the surrounding countryside, is set well back from the road, and is offered to the market chain free. The property has a host of character features including leaded light windows and strip pine floorboards and represents an ideal family home or as a lock up and leave.

The Grade II* Listed Jacobean mansion has been divided into three homes including the West Wing and is thought to date from the early 1600s. The property was later extended by subsequent owners until it became the country residence of Lord Hailsham in the 1920s. The West Wing includes approximately 2680 square feet of internal living space, is set over three floors, and consists of, on the ground floor, a kitchen/dining room, pantry, shower room, sitting room and study. Upstairs, on the first floor, you find three bedrooms, an ensuite shower room and dressing room and a family bathroom. On the second floor are two further bedrooms.

On entering the house through the back door, you arrive in a large hallway with a shower room to your right. From the hallway you enter the kitchen, a beautiful space with electric Rangemaster cooker, a country style kitchen with bespoke wooden wall and floor cabinets and ample worktop space. This inviting room also features wooden floorboards and a large butler sink and a walk-in larder. From the kitchen you enter a central hallway which leads to the study and the sitting room. The sitting room is well proportioned with large dual aspect leaded light windows. It benefits from a cast iron fireplace and granite hearth. The study overlooks the central courtyard and has built in cabinets and floor to ceiling wooden shelving.

Taking the stairs from the hallway to the first floor you find three bedrooms including a large principal bedroom with an ensuite bathroom and a walk-in dressing room. A central landing provides access to the other two bedrooms and the family bathroom. The family bathroom is a wonderful space with its free-standing bath and dual aspect windows. The central landing also has stairs leading to the second floor where you find two further bedrooms where both rooms have stunning views of the surrounding countryside.





SELLER INSIGHT

“*Carters Corner Place is a magnificently elegant Grade II* Listed Jacobean mansion with later extensions, which was sympathetically divided into three properties in the 1960s. The five-bedroom West Wing, laid out over three floors, comes with delightful mature gardens showcasing stunning specimen trees, a heated swimming pool, and a private drive capable of accommodating up to four vehicles. Nestled in the beautiful East Sussex countryside, approximately two miles from Hailsham, with Eastbourne to the south, the High Weald area of Natural Beauty to the North and South Downs National Park to the West, it is the perfect base to explore the coast, areas of outstanding natural beauty, and points of interest. The owners offer some insight, 'the house sits in Carters Corner, a small rural village set between the towns of Hailsham and Herstmonceux. A striking building in a rural farmland setting, it used to be the family home of Lord Hailsham and was the venue for several important political meetings during his tenure.' They add, 'when we first drove up to the courtyard and saw the wisteria in full bloom, we knew it was the home we had been looking for.' Many factors contribute to the uniqueness of this property, including the garden. 'The orchard, vegetable patch, and fruit cage are prolific, keeping us well supplied with fruit and vegetables. Meanwhile, the swimming pool is a great place to relax after the weeding is done. Watching the evening sunlight bathe the house in warm pink light while relaxing in the pool is truly unbeatable!*”

'Our home has proven to be excellent for entertaining, from hosting work events to inviting our extended family to share Easter egg hunts and summer pool parties with us.'

'Family Christmases here have been wonderful, creating happy memories of roaring fires, music, and everyone gathered around the kitchen dining table.'

'Carters Corner is a small and welcoming community with a WhatsApp group for coordinating things like monthly pub meet-ups and a litter-picking rota.'

'Excellent independent coffee shops are found in both Herstmonceux and Hailsham, along with an artisan bakery. Grocery shopping is well catered for in Hailsham with Waitrose, Asda, and Tesco.'

'Our immediate neighbours are always happy to help when needed, although we don't live in each other's pockets.'

*'Observing the wide variety of birds visiting the birdfeeders outside the kitchen window is a treat while cooking. We also enjoy listening to the owls at night and 'bat detecting' while stargazing from the garden.'**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

West Wing

The house is approached via a private drive which sweeps around the property leading to parking for several cars. The property also benefits from two link attached outbuildings including a summer house and a workshop. The garden is a wonderful feature of the property and includes a heated outdoor swimming pool and extensive lawns bordered by mature flower beds. The garden also has two greenhouses, a separate vegetable garden, an orchard with mature cherry, apple and plum trees and a fruit cage. The garden contains a variety of mature trees and shrubs and is a beautiful private space in which to relax and entertain.

This wonderful property is in an enviable rural position with stunning views near the popular town of Hailsham and Herstmonceux. Hailsham boasts a plethora of amenities including several restaurants and supermarkets, a Farmers' market, an independent cinema and a leisure centre. There are a variety of excellent schools in the area including Vinehall, St. Andrew's, Skippers Hill, Bedes, Battle Abbey, Eastbourne College and Mayfield.

The main line train station of Polegate 5 miles away provides direct links to London as well as a 46min service to Gatwick Airport. Stonegate station (14 miles) also provides direct links to London.

Flying Freehold (under dressing room/rear bedroom)

EPC Rating Grade II * Listed

Council Tax Band G

West Wing own the spur road

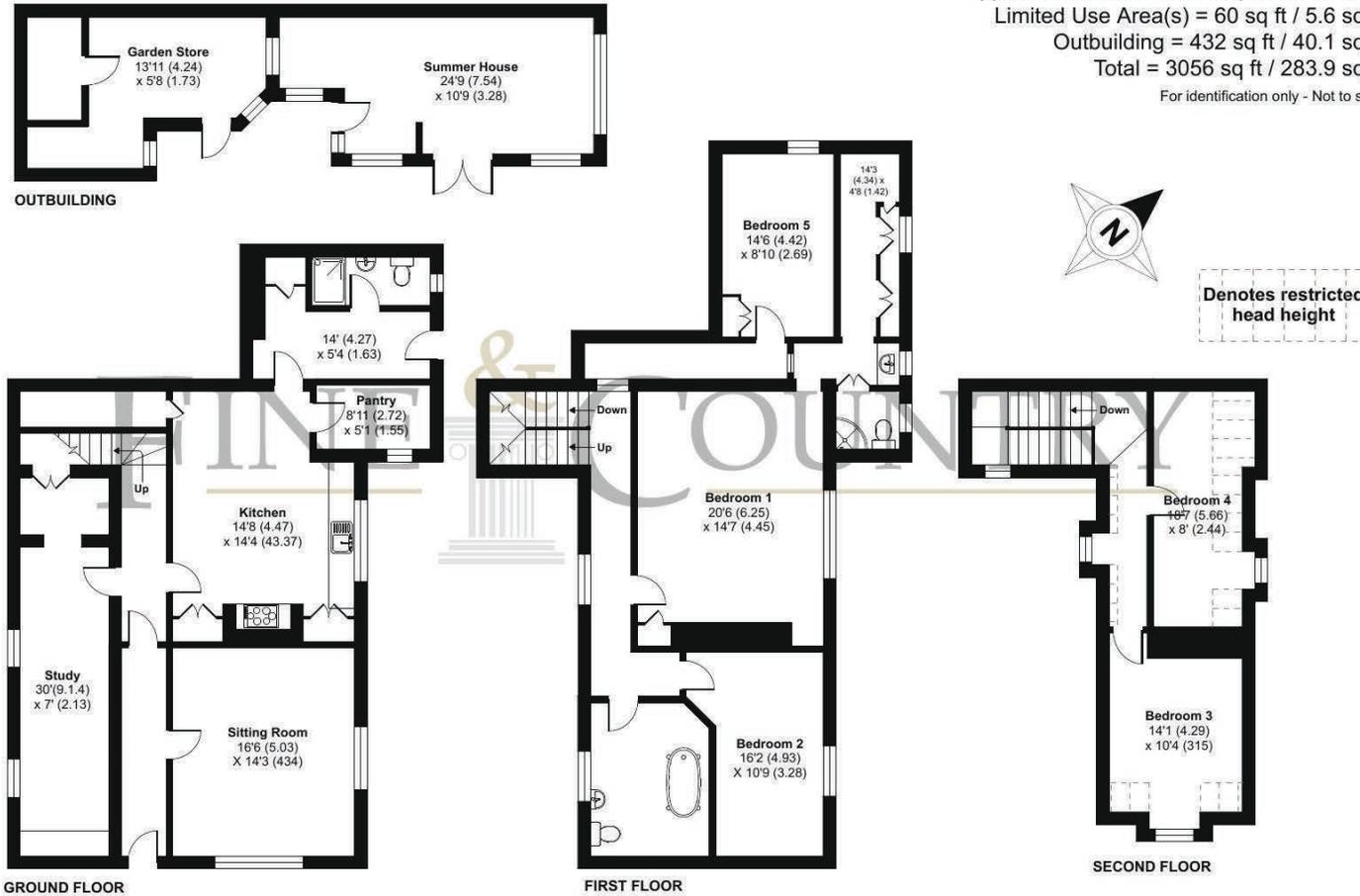
West Wing would pay 25% for any maintenance required for the main drive from the road up to the start of the spur road, 33% for any maintenance required on the main drive from the spur road junction to the top of the main drive and would pay 25% for any maintenance required on part of the spur road.

Asking price £900,000



Carters Corner Place, Featherbed Lane, Carters Corner, Hailsham, BN27

Approximate Area = 2564 sq ft / 238.2 sq m
 Limited Use Area(s) = 60 sq ft / 5.6 sq m
 Outbuilding = 432 sq ft / 40.1 sq m
 Total = 3056 sq ft / 283.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Fine & Country. REF: 1020143.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 01.09.2023





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