



Sunny Vale Cottage

Parrock Lane | Colemans Hatch | Hartfield | East Sussex | TN7 4HT

FINE & COUNTRY





# Step inside

## Sunny Vale Cottage

Offering stunning rural views and surrounded by 5.55 acres of paddocks and woodland near the edge of Ashdown Forest, this adorable cottage is at least 200 years old and is ideal for anyone with equestrian interests. It includes an all-weather manege, a very large barn that could incorporate six American style horse stalls and a tack room as well as a wide concrete driveway where you can park numerous vehicles including horseboxes, caravans and motorhomes. The cottage has been redesigned and upgraded by the current owners with entertaining friends and family in mind, but still includes delightful period features including wood doors with wrought iron handles, exposed beams and fireplaces that give it such a special character.

The contemporary front door with its fascinating doorbell opens into the entrance hall with immediate access to the utility room and shower room which is ideal if you and the dogs want to clean up after a muddy walk in the forest or an early morning ride. The utility room leads through to the characterful lounge with Disano oak river textured flooring that flows through most of the ground floor, exposed beams and a log burner with a tiled hearth you can cosy up to on a cold winter's evening. This has a door to the inner hall, the staircase to the first floor and a door to the cottage's 'pièce de résistance,' the superb semi-open plan, light and bright, triple aspect kitchen/dining and sitting room. This amazing space has an impressive central fireplace providing a partial division between the seating and dining areas and includes a Craig and Rose log burner providing heat in both directions.



The modern kitchen incorporates Italian Wren Milano flat fronted units with Amazon slate worktops that house a Neff five burner gas hob, built in oven and warming drawer as well as an integrated dishwasher and an AEG fridge freezer. There is also a pantry cupboard and a central island/breakfast bar with an inserted butcher's block top and a wine rack. Numerous guests will be delighted to sit around the table in the dining area with its picture window offering fabulous views and the bi-fold doors that open onto a raised decked and wraparound balustraded terrace and, when these doors are open, it really feels like you are bringing the countryside indoors. As well as the fireplace as a focal point, the lovely seating area has built in shelving and steps down to French doors that open into the garden. On the lower ground floor there is a useful office that is ideal for anyone working from home as they won't be disturbed by activities going on elsewhere in the property.









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Upstairs the accommodation has been reconfigured to provide a delightful large family bathroom with exposed beams under a vaulted ceiling and two double bedrooms including one with an original fireplace and French doors to a Juliette balcony offering a superb panoramic vista while the other has charming beams and a large dressing room. Historically the bathroom was a bedroom and the dressing room was a shower room and these rooms could be returned to their original use if required as plumbing is still available under the floor in the dressing room. However, with the amount of space available it would be possible to extend the property to provide additional accommodation, subject to the necessary permissions.

While much of the ground floor is designed for entertaining so is the garden with its terraces and patio for al fresco dining and barbecues while a delightful gazebo that is enclosed on three sides provides a charming seating/dining area, particularly when it is not warm enough to sit right outside. It could also be converted to become an extra room if required.

There is a large lawn interspersed with an apple tree and surrounded by large flower and shrub beds bordered by fencing and high hedging that backs onto paddocks. For anyone who enjoys 'the good life' there is a secret entrance to a vegetable garden and on the opposite side of the driveway there is woodland with oak and crab apple trees plus an orchard that includes apple, pear and plum trees. This area also has swings for the family to enjoy and is also a great place for the kids to play hide and seek.

The large barn includes lighting, electrics and a satellite dish as well as a useful cloakroom and could be used for many purposes as well as being converted back to horse stalls. While the all-weather manege is fenced all round and has outdoor lighting.

### Agents Note

The seller will remove fitted furniture in bedroom 3/dressing room if required.



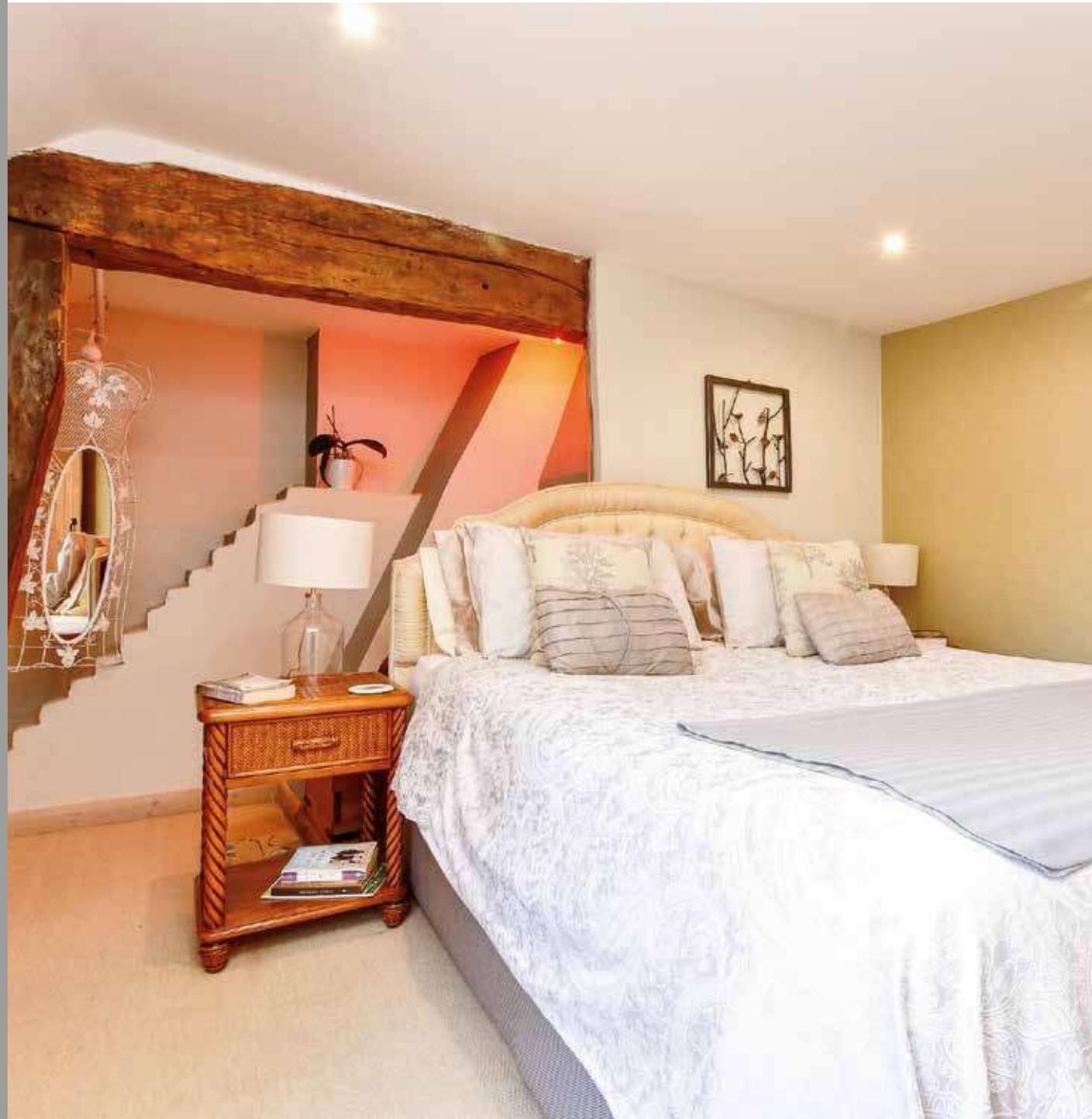
# Seller Insight

“ We bought this cottage in 2015 and have loved living here over the past nine years but our requirements have changed and we hope new owners will enjoy it as much as we have. We chose this property because we love quirky character homes and this was also in a perfect position with excellent additional facilities including the barn, the paddocks and the arena. It is also very secure as there are artisan businesses along the drive so there is always someone to keep an eye of things and also the drive gate can be locked at night to enhance security. During our time here we have put in a new front door, upgraded the windows and installed a new kitchen with modern appliances and a new boiler.

The location is fantastic as there is a footpath around the paddocks and one of the paddocks has direct access to the Forest Way bridlepath so is ideal for off road hacking. Ashdown Forest and many of the adjacent footpaths and bridleways offer excellent opportunities not only for riding but also for walking and cycling and you can even stroll into Forest Row in about 20 minutes, while the Hatch Inn gastropub is not far.

There are a number of good local primary schools in the vicinity as well as Greenfields independent school and the Michael Hall Steiner Waldorf School providing excellent educational facilities. There are two good secondary schools in East Grinstead, while grammar schools are available in Tunbridge Wells and Tonbridge. Forest Row is a large and friendly village and includes two hotels, bars and restaurants, a supermarket and a convenience store as well as a highly acclaimed farmer's market, a post office, medical facilities, a 24 hour veterinary surgery and a community centre plus an industrial estate. While further afield is Tunbridge Wells, Crowborough and East Grinstead where the trains can whisk you to London in under an hour while it is less than half an hour to Gatwick airport.”\*

\* 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.







**Travel**

By Road	
Forest Row	1.0 miles
East Grinstead	3.7 miles
Tunbridge Wells	9.9 miles
Crowborough	7.2 miles
Dover Docks	73.2 miles
Channel Tunnel	62.8 miles
Gatwick Airport	17.1 miles
Charing Cross	48.1 miles

By Train from East Grinstead	
London Victoria	56 mins
London Bridge	55 mins

**Leisure Clubs & Facilities**

Royal Ashdown Forest Golf Club	01342 822018
Forest Row Cricket Club	07966 191729
Forest Row Gym	07713 086557
Forest Row Community Centre	01342 822661
Kings Centre East Grinstead	01342 328616

**Healthcare**

Ashdown Forest Health Centre	01342 822131
Tunbridge Wells Hospital	01622 729000

**Education**

Primary Schools	
Forest Row Primary School	01342 823380
St Mary the Virgin Primary	01892 770221
Brambletye (prep)	01342 321004
Michael Hall Steiner (prep)	01342 822275
Secondary Schools	
Sackville School	01342 410140
Imberhorne School	01342 323562
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Michael Hall Steiner (independent)	01342 822275
Greenfields (independent)	
Skinners boy's grammar	01892 520732

**Entertainment**

Scott Cinema East Grinstead	
Chequer Mead Theatre	
The Hatch Inn	
The Swan	
Café Coco	

**Local Attractions / Landmarks**

Hever Castle
Chartwell
Penshurst Place
East Grinstead Museum
Standen House and Garden



**LOWER GROUND**

Landing  
Office 11'10 x 10'1 (3.61m x 3.08m)

**GROUND FLOOR**

Entrance Hall  
Kitchen/Dining area 22'3 x 11'8 (6.79m x 3.56m)  
Snug 12'6 (3.81m) x 12'1 (3.69m) narrowing to 10'9 (3.28m)  
Living Room 19'8 (6.00m) narrowing to 17'8 (5.39m) x 11'2 (3.41m)  
Utility/Boot Room  
Shower Room

**FIRST FLOOR**

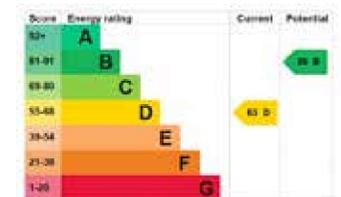
Landing  
Bathroom 8'0 x 7'10 (2.44m x 2.39m)  
Bedroom 3/Dressing Area 8'0 x 5'6 (2.44m x 1.68m)  
Bedroom 2 14'1 (4.30m) narrowing to 11'1 (3.38m) x 9'8 (2.95m)  
Bedroom 1 13'0 (3.97m) x 12'4 (3.76m) narrowing to 11'4 (3.46m)

**OUTSIDE**

Driveway  
Sand School  
Rear garden  
Workshop

£ 1,000,000

Council Tax: D  
Tenure: Freehold



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





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