

GREENAWAY
RESIDENTIAL

THE OLD FORGE FARM HOUSE OLD FORGE LANE

£1,250,000

FREEHOLD

Four Bedroom Detached Farmhouse | One Bedroom Annexe/Farriers Cottage | Stables | Barn | Sand School | Paddocks | 4.7 Acres Land | Private Garden to Accommodation | Immaculately Presented | Close to Numerous Towns | Rural Setting with Countryside Views |





• Four Bedroom Detached Farmhouse • One Bedroom Detached Annexe • Stables & Barn • 4.7 Acres • Sand School & Paddocks

Greenaway Residential Estate Agents are delighted to welcome this Farm House and equestrian land to the sales market. The property boasts a plethora of benefits such as the four bedroom farmhouse with character galore, modern one bedroom annexe, stables, equestrian training school, Private garden, paddock, barn and many other features. The property can be found on the doorstep of neighbouring Nutley with easy access to Lewes, Royal Tunbridge Wells and East Grinstead, whilst being on the edge of the infamous Ashdown Forest.

The Farmhouse comprises a cosy lounge, dining room, snug, kitchen, utility room and WC on the ground floor of the property. Upstairs has four bedrooms, family bathroom and en-suite with dressing room to the master bedroom. The property has a large private garden, separate to the equestrian land.

The Annexe comprises a modern lounge with kitchenette, spacious bedroom, and shower room, again with its own private rear garden.

The stables, barn and training school are all in use in the working facility. The land measures at over 4.5 acres and is ideal for paddocks.

A viewing of this property and equestrian facility is highly recommended to appreciate the location, size and condition. Please call one of our sales team on 01342 777 977 to arrange an appointment.

Directions

From our London Road office in East Grinstead proceed in a south easterly direction, passing through the traffic lights and up the hill. At the roundabout take the first exit on to the High Street. At the following small roundabout, continue straight onto Lewes Road (B2110). At the roundabout, take the second exit which is a continuation of Lewes Road but is now the A22. Continue through Forest Row passing over the two small roundabouts, pass through the traffic lights at Wych Cross, passing the Roebuck Public House on the left. After approximately three miles and through the village of Nutley, you will find thefarm on the left.







• Rural Location with Countryside Views • Gated Parking for Multiple Vehicles • Immaculately Presented Properties & Land • Ideal for Equestrian Business or Hobbyists • Close to a Host of Neighbouring Towns









Approximate total area(1)

3365 ft²

312.6 m²

Reduced headroom

4 ft²

0.3 m²

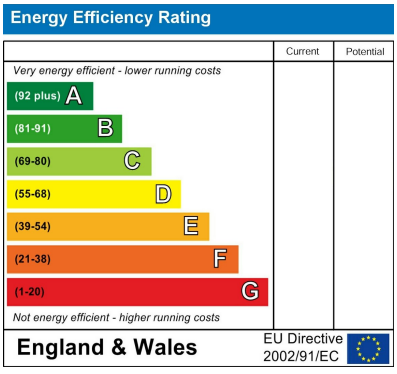
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





EPC Rating: E Council Tax Band: Band G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

East Grinstead
88 London Road
East Grinstead
RH19 1EP

01342 777977
eastgrinstead@greenawayresidential.com

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