



Ringmer Park Farmhouse, Ringmer, East Sussex, BN8 5SE

Asking Price £1,150,000



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The Property

An original solid wood front door leads into the entrance vestibule with quarry tiled floor and coat hooks. From the inner hall the door leads into the entrance hall which has a large mirror and book shelves along one wall, there is original artwork alongside the solid oak stairs to the first floor, from here you can enter the Drawing room - a double aspect room with a square bay window and a wood burning stove set in an original fireplace with a tiled hearth and tiled mantel over. Original art work features all around the room. The lounge/studio is a bright room with three Velux windows and French doors opening into the garden, this room has a maple floor and fitted wood burning stove and further book shelving.

The kitchen/dining room has handmade wooden units with original paint work, a solid oak dresser is fitted to one wall, a Stanley range cooker supplies oil fired heating and provides cooking facilities but there is also a two-ring gas and electric hob and further integrated appliances. Walk in shelved pantry and feature window in the dining area. The rear lobby/utility room has plumbing for white goods and a door to the further porch.

Ground floor bedroom/study is a bright double aspect room with walk in wardrobe and ensuite shower room with fully tiled shower cubicle, wash hand basin and low-level w/c.

On the first-floor landing is more feature artwork and an arched window, a skylight makes the landing bright and provides access to a large loft space with pull down ladder. Bedroom 1 is triple aspect, with amazing countryside views and walk through dressing room. Bedroom 2 is a double aspect room with a hatch to the loft, bedroom 3 has a window over the garden and an airing cupboard and bedroom 4 a storage cupboard. The bathroom features original tiles on the bath surround and side Panel, there is a built-in vanity unit with special tiles and a further tiled walk-in shower and concealed w/c.

Outside is a triple garage with two metal up and over doors and one provides a workshop with 'Three phase power' and ample storage. The driveway provides parking for four cars and there is a shed, green house, soft fruit cage and raised vegetable beds. The whole garden wraps around the property and is extensively well stocked with flowers and shrubs throughout the year and there are various seating areas. The garden is enclosed by post and rail fencing and is approached by a five bar gate.







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A rare chance to purchase a piece of history, namely the house that artist/writer Angelica Garnett lived in, she was the daughter of Vanessa Bell the acclaimed painter/designer from Charleston Farmhouse - The Bloomsbury set in the 1920's. Ringmer Park Farmhouse is a detached 1930's family home located down a country lane.

The house still features original artwork, but now provides a spacious house with good size accommodation and views across farmland from every window, the gardens that wrap around are stunning too.

The Location

Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary and secondary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



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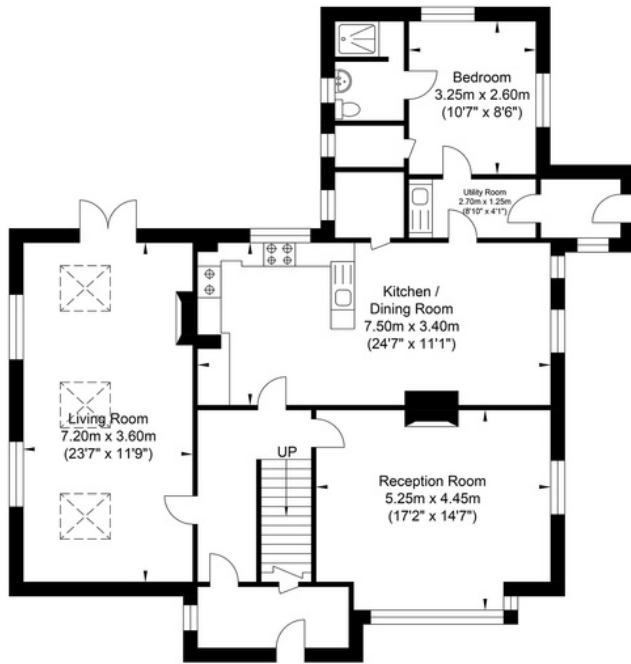
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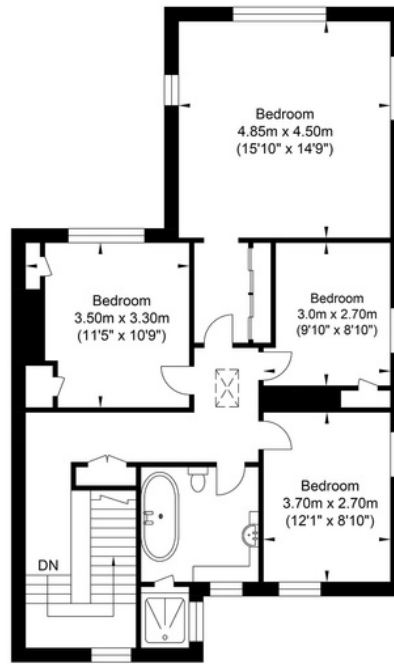
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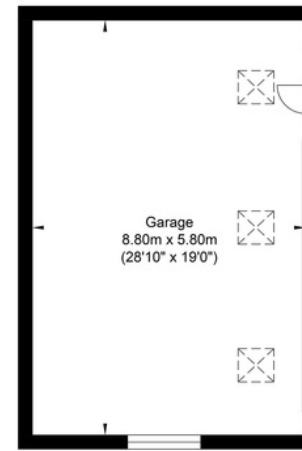
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Ground Floor
Approximate Floor Area
1178.11 sq ft
(109.45 sq m)



First Floor
Approximate Floor Area
880.59 sq ft
(81.81 sq m)



Garage
Approximate Floor Area
549.39 sq ft
(51.04 sq m)



Approximate Gross Internal Area = 242.30 sq m / 2608.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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