



Beggars Well, Bakers Lane, Dallington, East Sussex

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BNP PARIBAS GROUP 

Beggars Well, Bakers Lane, Dallington, East Sussex TN21 9JU

Enjoying leafy seclusion and tranquillity, a charming, detached period residence set in 13 acres with woodland vistas.

Heathfield 6 miles, Robertsbridge & railway station 6.5 miles, Battle 7.2 miles, Bexhill-on-Sea 12.5 miles, Eastbourne 16.2 miles, Royal Tunbridge Wells 18 miles, Lewes 20 miles

Reception hall | Drawing room | Sitting room | Dining room | Kitchen | Utility | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 2 Further bedrooms | Family bathroom | Study | Office | 2 Garages | Summer house and store | Garden and land extending to 13 acres | EPC Rating TBC

The property

With red brick and tile-hung elevations, Beggars Well is an appealing, unlisted country house which offers character and classic comfort with 2780 sq ft of enhanced interior accommodation arranged over two floors. Details of note include gothic-style feature windows, distinctive panelled doors, exposed beams and splendid fireplaces. The generous reception hall gives access into a formal dining room with log-burning stove and French doors to the garden, with connecting doors into an elegant sitting room centred around a fireplace with stone surround. A picture window offers an outlook over the surrounding terrain, with a separate sitting room providing an alternative spot for downtime which also provides glorious views. Fitted with unique cabinetry and tiled surfaces and splashbacks, the kitchen is supported by an adjacent utility room which provides a hide-away for domestic appliances.

Two stairways rise to the first floor which comprises five bedrooms and a family bathroom, two of the bedrooms are currently

providing a spacious study and an office showing the versatility of the living space. The principal room is adjoined by a generous dressing room and a bathroom.

Outside

The property is approached via a lengthy private drive and has a great sense of arrival, flanked by woodland which leads to the frontage of the home and beyond to an area of hardstanding and the garaging. Banks of colourful, floral, architectural and evergreen planting create attractive features to the front aspect and to either side of the steps which rise to the entrance portal of the home. There are two areas of paved terracing for outdoor dining, entertaining and relaxation and a covered al fresco setting just outside the sitting room offering a sheltered spot to enjoy the outside. A rustic summer house to the corner of the courtyard offers studio-potential and features gothic-inspired window framing. The grounds beyond the immediate garden provide a naturalistic sanctuary with walkways through long grass and wooded glades.

Location

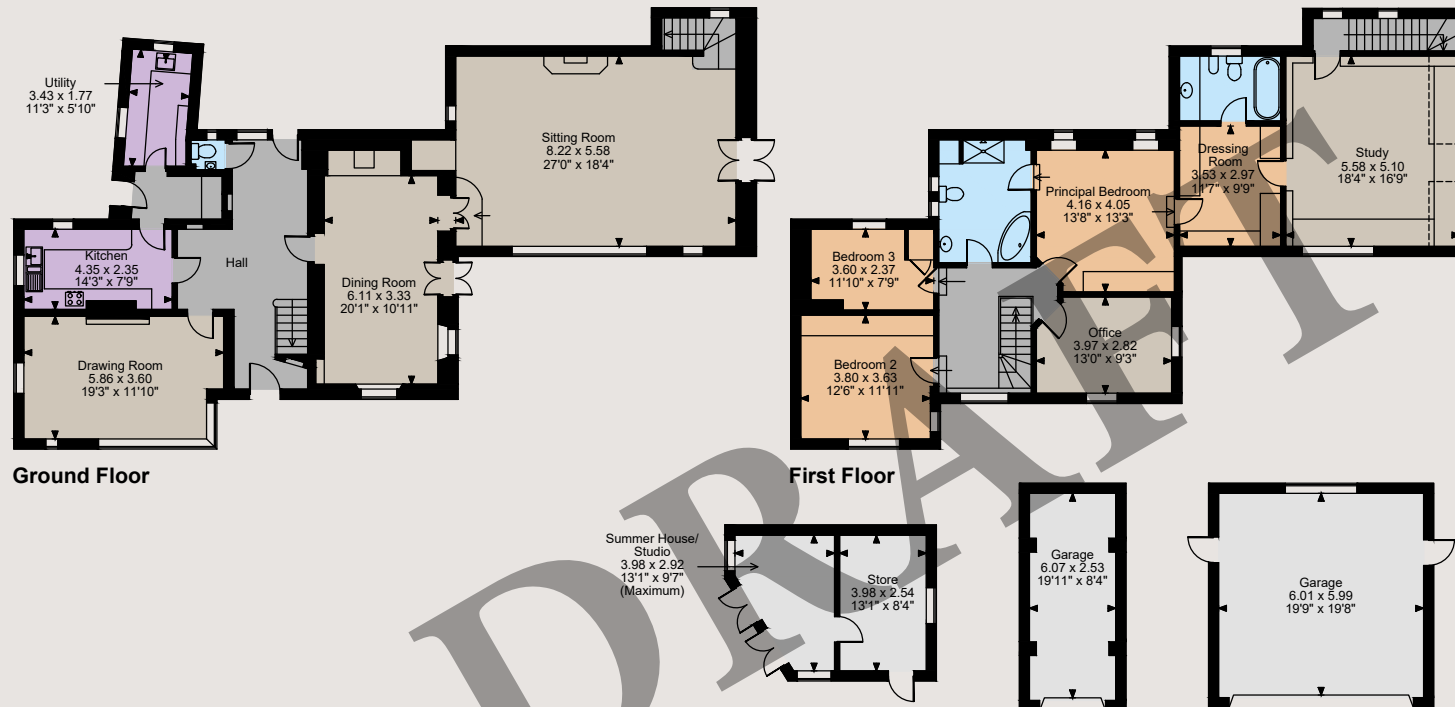
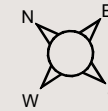
The property is nestled in an area of Outstanding Natural Beauty on the northern fringes of the hamlet of Dallington where local amenities include a village school, public house and a post office. A myriad of bridleways and footpaths offer opportunities to explore the surrounding woodland and farmland, with Brightling Park and Darwell Reservoir nearby showcasing the unspoilt Sussex countryside. Robertsbridge has a train station which provides services to Charing Cross and London Bridge and also offers a range of shops, a village hall with a calendar of events, public houses and a community college. Comprehensive facilities can be found in Heathfield, whilst also within easy reach is the town of Battle and the seaside resorts of Bexhill-on-Sea and Eastbourne. Well-regarded schooling in the vicinity includes Maynards Green and Cross-in-Hand primary schools, Bede's Senior School, Skippers Hill Manor Prep-school, Moira House and Eastbourne College.





Floorplans

Main House internal area 2,780 sq ft (258 sq m)
 Garage internal area 552 sq ft (51 sq m)
 Outbuilding internal area 215 sq ft (20 sq m)
 Total internal area 3,547 sq ft (330 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

<https://w3w.co/actors.resolves.airbag>

General

Local Authority: Rother District Council
Services: Mains water and electricity. We believe the private drainage at this property may not comply with the relevant regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,500,000

Lewes

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