



Luckhurst Place, East Street, Mayfield, East Sussex

For the finer things in property.

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Luckhurst Place, East Street, Mayfield, East Sussex, TN20 6RJ

A rare opportunity to acquire a delightful country estate, comprised of three detached dwellings along with beautiful gardens and paddocks of 5.88 acres

4.4 miles Stonegate train station, 12.4 miles Uckfield mainline station (1hour 20minutes to London Bridge), Mayfield 0.9 miles, Royal Tunbridge Wells 10.3 miles, Lewes 18.4 miles, Eastbourne 21.4 miles.

Porch | Reception hall | Dining/sitting area
Kitchen | Utility | Cloackroom | Study | Principal bedroom with en suite | 3 Further bedrooms
Family bathroom | 3 Bedroom coach house, one en suite, with kitchen, dining/sitting area, family bathroom and utility room | 1/2 Bedroom lodge, one en suite, with kitchen, dining/sitting area, utility, cloakroom and study | Gardens and grounds of 5.88 Acres | Stable | Shed | Field store | Garage/barn

The property

Luckhurst Place comprises three character properties, collectively creating plenty of opportunity and is ideal for multi-generational living, visiting family, supporting 'working from home' or with the added benefit of an extra income via holiday let. Each property has its own outside space as well as the formal gardens and land.

The main house is a former barn which has been converted to provide a delightful character home with a lovely outlook over the stunning gardens and countryside views beyond. It has 3 reception rooms, one with a wood burning stove, a kitchen with an eco range AGA, utility, 4 bedrooms (2 doubles) and 2 bathrooms.

The Coach House is a single storey characterful yet contemporary property, offering 3 double

bedrooms, 1 en suite. It also has a family bathroom, utility room, kitchen with an eco-range AGA and dining/living space which has a vaulted ceiling. It has a wealth of charm including exposed beams and wood burning stove. There are double doors from the living space and principal bedroom opening onto the terrace, courtyard and lawns.

The Lodge is a self-contained 1/2 bedroom character property with modern finishes. There is an open plan kitchen/dining/sitting area with wood burning stove, exposed beams, vaulted ceiling and double doors opening onto the terrace which enjoys far-reaching views. The rest of the ground floor comprises a utility room, cloakroom and principal bedroom with en suite bathroom. The first floor has a mezzanine room which overlooks the living space and is divided in two by the stairs. This would be, perfect as a study, dressing room or as an additional bedroom.

Outside

The formal gardens are a real feature and were designed and landscaped by a Chelsea Garden Gold Winner, with a plethora of colour and lots of seating areas ideal for entertaining. The paddocks are accessed from the driveway via a track and are currently used for grazing and there are no public rights of way on the land.

Location

Nestled in the picturesque landscape of The High Weald Area of Outstanding Natural Beauty, Mayfield village centre is close by and offers a range of local amenities. The old market town of Heathfield at 5 miles distant provides an excellent range of shops and amenities, whilst the station at Stonegate is easily accessible. Royal Tunbridge Wells is a popular destination for shopping at The Pantiles, cultural activities, and dining at a number of popular restaurants and to the south, Lewes has a range of shops, along with food and farmers markets. Well-regarded schools in the vicinity include Bede's Senior School, Lewes Old Grammar School and Eastbourne College.













Floorplans

Main House internal area 1,636 sq ft (152 sq m)
 The Lodge internal area 818 sq ft (76 sq m)
 The Coach House internal area 1505 sq ft (140 sq m)
 Garage Barn internal area 297 sq ft (28 sq m)
 Outbuildings internal area 326 sq ft (30 sq m)
 Total internal area 4,582 sq ft (426 sq m)
 For identification purposes only.



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

What3Words:///sectors.hiked.smiling

General

Local Authority: Wealden District Council
 Services: Mains water, electricity and drainage.
 Council Tax: Main house: G | Lodge: A | Coach house: A
 EPC Rating: Main house: D | Lodge: D | Coach house: D
 Tenure: Freehold
 Guide Price: £1,850,000

Lewes

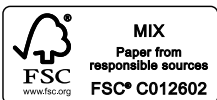
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