



Horselunges Manor

East Sussex

An exceptional Grade I listed moated manor house that dates back to the 15th century. Steeped in history and brimming with medieval charm.

Horselunges Manor, Station Road, Hellingly, Hailsham, East Sussex BN27 4EU

Heathfield: 7 miles, Polegate Station: 6.1 miles, Eastbourne: 12.3 miles,
Lewes: 13 miles, Tunbridge Wells: 22 miles, Central London 66.5 miles

Features:

Great parlour/drawing room | Dining room | Kitchen/breakfast room | Snug | Study | Billiard room | Gym | Great chamber/principal bedroom | 4 Further bedrooms | 2-Bedroom annexe | 3-Bedroom flat | 2-Bedroom cottage | Barns | Swimming pool and pool house | 8 Car Garage | Moated gardens and grounds

About 26.5 acres in all





The property

Nestled in the idyllic English countryside, Horselunges Manor is an exceptional Grade I Listed moated manor house that dates back to the 15th century. Steeped in history and brimming with medieval charm, this magnificent property has been meticulously restored to a high standard, offering a harmonious blend of ancient grandeur and modern comfort. Once the residence of Peter Grant, the legendary manager of Led Zeppelin, Horselunges Manor is a unique opportunity to own a piece of rock and roll history.

As you approach Horselunges Manor, you are greeted by electronically operated wrought iron gates that open onto a long gravelled drive. The drive, lined with areas of grassland planted with wildflowers and a wide selection of specimen trees and shrubs, culminates in a large parking area in front of the garage block. The approach sets the tone for the grandeur that lies ahead, with three tranquil ponds adding to the scenic beauty.

The manor's front elevation faces east and is adorned with close-studded plaster infilling, heavy moulded bressumer, and brackets with miniature shafts, dividing the façade into bays. The hipped tiled roof with a pentice on the west side and the intricately restored ground floor windows, featuring stained glass of heraldic design, reflect the manor's historical significance and architectural splendor. The first floor boasts five restored oriel windows, each projecting on brackets with restored gables over, adding to the visual appeal of this remarkable building. Upon entering the manor through the studded oak front door, you step into an entrance hall that leads to the Great Parlour. This grand room, with its high ceilings and massive oak timber framework, features a deep recessed brick fireplace with stone facings, creating a warm and inviting atmosphere. Three window seats offer charming views of the gardens, while the room's magnificent open timbered ceiling with moulded beams adds to its historic charm.

The Study is adjacent to the great parlour, continuing to impress with the oak panelled walls, built in bookcase and stone and brick fireplace, plus a bright double aspect windows and oak door overlooking and leading to the rear









garden. The west facing snug is also adjacent with a deep recess with oak beam over. The dining room, equally impressive, features high ceilings with massive exposed timber framework and an open fireplace with oak paneling on either side. This room, perfect for hosting elegant dinners, offers a seamless blend of history and comfort.

The kitchen/breakfast room is a chef's dream, equipped with a granite work surface, flagstone floor, four-oven gas-fired Aga with extractor hood, ceramic hob, integrated Siemens oven and dishwasher, and ample storage. The adjoining utility room offers additional convenience with a granite composite sink, work surfaces, and plumbing for washing machine and dryer. This modern kitchen, with its historic ambiance, is perfect for preparing meals while enjoying views of the beautiful gardens.

For leisure and entertainment, the manor offers a billiard room/sitting room that is triple aspect, with double French windows opening to the garden. The gymnasium, also triple aspect, features a vaulted ceiling, mirrors, and doors to both the front and rear gardens, providing a versatile space for fitness and relaxation. The gymnasium also includes a second staircase to the first-floor library/bedroom, offering additional flexibility and access.

The first floor is approached by the historically significant staircase, built around a solid newel containing cupboards. This Well staircase, dating from the early 16th century, is one of the earliest examples of its kind and rises to the first-floor landing with oak plank flooring and a vaulted roof with exposed timbering. The Great Chamber/master bedroom suite, situated above the Great Hall, is equally impressive. It features a vaulted ceiling with exposed timbers, two massive oak tie beams, a brick and stone fireplace, and panelled oak walls. A concealed inner door leads to the dressing room with pedestal wash basin and mirror-fronted wardrobe cupboards, this in turn leads through to the bathroom with a pedestal wash basin, and a bathroom with an oval bath, shower cubicle, and fitted marble-topped cupboards.

Additional bedrooms on the first floor include Bedroom 2, which offers two sets of wardrobe

cupboards and an adjoining Victorian hand-painted Art Deco bathroom, and Bedroom 3, which features a stone fireplace, vaulted ceiling, and exposed timbers. Bedroom 4 also boasts a vaulted ceiling and exposed timbers, both these bedrooms share a bathroom, while the library/bedroom 5 with adjoining bathroom, has its own entrance via external steps to the front garden and a staircase down to the gymnasium. The Cottage Annexe is a self-contained, single-storey brick annexe attached to the main house and is accessed through the gymnasium with a sitting room, kitchen, two bedrooms, and a shower room, ideal for guests or extended family.

Outside

The manor's grounds are equally impressive, with formal gardens enclosed by a wall with espalier fruit trees. Sweeping lawns, crisscrossed by flagstone paths, flower and rose borders, and a parterre of clipped box hedges create a picturesque landscape. Adjacent to the kitchen is a greenhouse and raised beds for vegetables, offering the opportunity for home-grown produce. On the southern side of the garden is a heated swimming pool (in need of updating) set in a paved surround with an adjacent brick and tile pavilion offering a sheltered sitting area, changing room, and pool amenities.

The estate also includes several outbuildings, providing additional accommodation and storage. The Self-contained Flat/Garage Block, built in the 1960s, houses a self-contained flat and garaging for eight cars, a workshop with an inspection pit, and a cloakroom. The first-floor flat includes a sitting room, kitchen/breakfast room, two/three bedrooms, and a bathroom. The Stables Cottage, recently converted to a single-storey dwelling, includes a sitting room, kitchen/breakfast room, two bedrooms, and two shower rooms, providing modern amenities in a historic setting.

Beyond the formal gardens, the property extends to about 24.5 acres of farmland, currently laid to pasture with woodland shaws. This extensive land offers opportunities for various agricultural pursuits or simply enjoying the tranquil rural setting.





Horselunges Manor is not just a home; it's an opportunity to walk in the footsteps of rock legends, blending the magic of Led Zeppelin's legacy with timeless historical elegance. With its rich architectural details, modern amenities, and stunning grounds, this manor offers a unique lifestyle steeped in history and charm. Don't miss your chance to own a piece of rock and roll history in this extraordinary property.

Local

Hellingly is a charming rural village with its church, primary school, recreation ground and community hall.

Towns

For more comprehensive amenities and shops, Hailsham is about 2 miles and has several supermarkets including a Waitrose; Heathfield is some 7 miles. Tunbridge Wells is about 22 miles. The seaside town of Eastbourne is about 12 miles. Lewes is some 13 miles and Brighton about 22 miles.

Transport

Berwick and Polegate stations are both some 6 miles and have services to Eastbourne, Lewes and London Victoria. Gatwick airport is some 25 miles.

Schools

Hellingly Primary School, Herstmonceux Primary School, Hailsham Community College Bede's at Upper Dicker, St Andrew's and Eastbourne College at Eastbourne, Marlborough House and St Ronan's at Hawkhurst.

Leisure

Herstmonceux Castle and Observatory, the Cuckoo Trail and Cuckmere valley for walking and cycling, Wellshurst Golf & Country Club; the coast at Birling Gap (National Trust) and Eastbourne, Knockhatch Adventure Park. Theatres and cinemas at Eastbourne and Tunbridge Wells, Glyndebourne Opera House.

Healthcare

Conquest Hospital, Hastings and Eastbourne District General Hospital.

Directions

From the A22 on reaching the Boship roundabout and hotel at Horsebridge, turn left onto the A267 signposted Heathfield. Continue for about 0.7 of a mile and take the first turning right, signposted Hellingly. Follow this lane for 0.5 of a mile through Hellingly village and the entrance to Horselunges Manor will be found on the right.

What3Words

listen.overlooks.relax

General

Guide Price: £3,250,000

Rights of Way: Please note a public footpath crosses the property.

Local Authority: Wealden District Council. Tel: 01892 602010

Services (not checked or tested): Mains electricity, water, gas. Private drainage (we are not aware whether this is compliant to current regulations).

Tenure: Freehold.

Council Tax:

Manor House: Band H.
Stables Cottage: Band A.
Garage Flat: Band B.

EPC Ratings

Horselunges Manor: Band F
The Stables: Band E
The Flat: Band E

Horselunges Manor, Station Road, Hailsham

Main House internal area 7,414 sq ft (679 sq m)

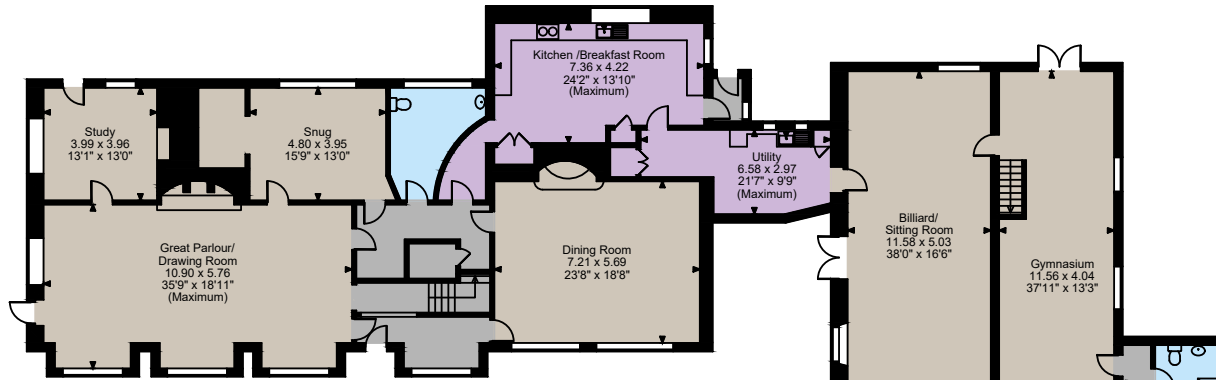
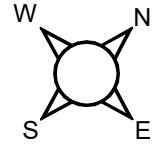
Garage internal area 2,802 sq ft (260 sq m)

Annexe Cottage internal area 646 sq ft (60 sq m)

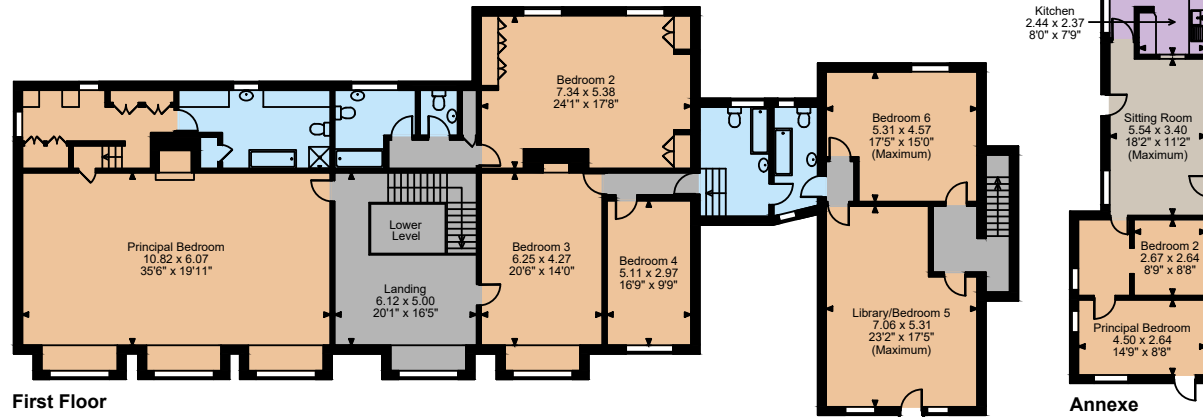
The Stable Cottage internal area 748 sq ft (70 sq m)

Barn Buildings First Floor internal area 2,117 sq ft (197 sq m)

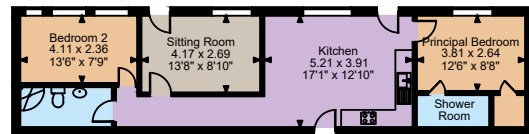
Total internal area 13,727 sq ft (1,275 sq m)



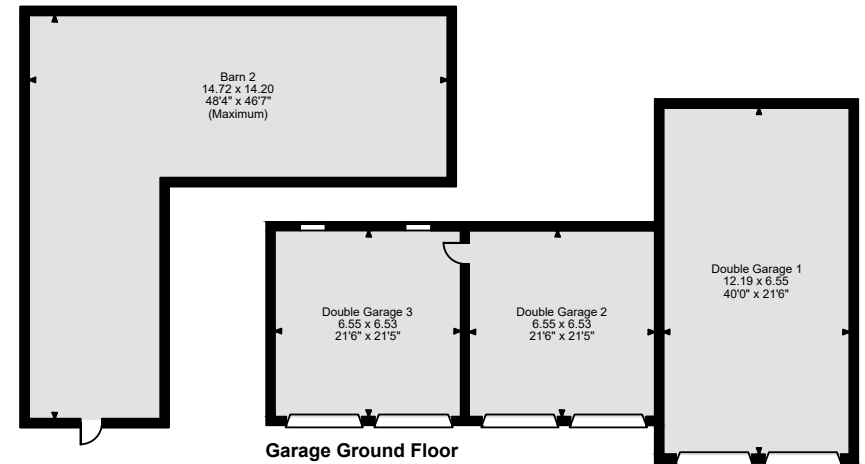
Ground Floor



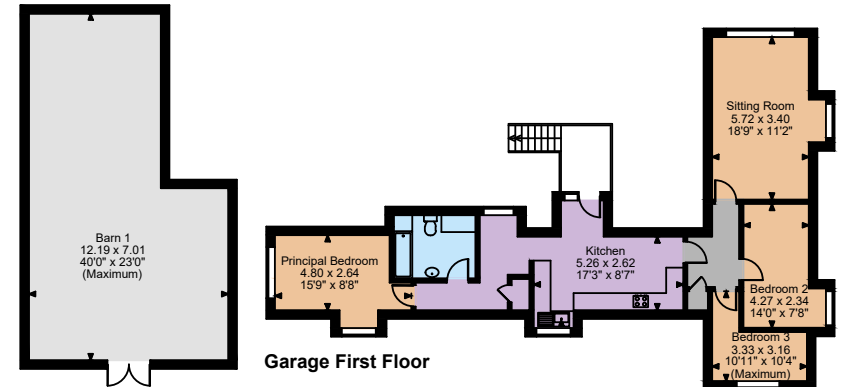
First Floor



The Stable Cottage



Garage Ground Floor



Garage First Floor

Annexe

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

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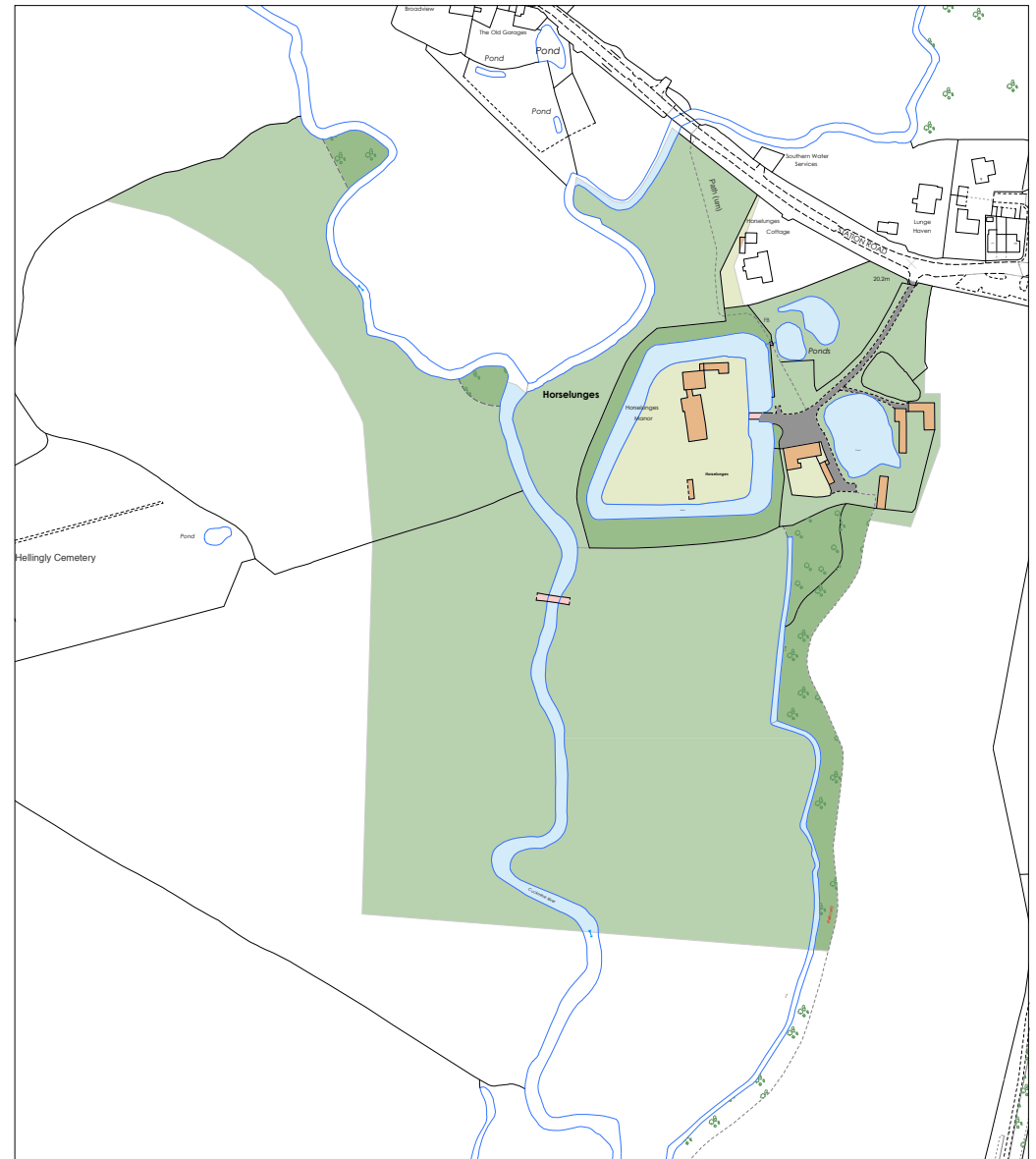
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Horselunges

Total Area (10.76 ha / 26.59 ac)

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