



DRAFT

Foxy Hollow Farm

Studdens Lane, Trolliloes, Hailsham, East Sussex



Foxy Hollow Farm is a unique and charming rural property with an EPC A rating

Situated at the end of a country lane and set in grounds of about 2 acres, a unique, single-storey, EPC A rated home, with a living roof and adjoining timber columned portico. The tranquil locale has a wooded backdrop, an outlook over farmland and a waterside setting, with outbuildings offering versatile-use options.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DRIVEWAY



2 ACRES (MORE AVAILABLE)



FREEHOLD



RURAL



2301 SQ FT



**GUIDE PRICE
£995,000**



The property

With an EPC rating of A, this property will be achieving near zero carbon emissions which will mean low energy bills and low CO2 emissions and topped with a beautiful wild flower roof, being a haven for butterflies, bees and insects, helping to further support the ecosystem.

Uniquely designed by the current owners with significant attention to detail throughout, you are offered an opportunity to embrace an affordable rural lifestyle away from 21st century commotion, the property presents an understated living environment of simplicity and relaxed comfort. The accommodation occupies a two-winged arrangement of rooms, with a central hallway giving access on one side to the reception areas and an adjoining kitchen. Fitted along the length of two walls with contemporary cabinetry, the kitchen has granite work surfaces and integrated appliances, with a niche area beside the window being an ideal space for a breakfast bar and informal dining. There is a formal dining room setting with glazed sliding doors to the garden and an arched aperture

linking to the adjacent sitting room. This bright space features a modern free-standing log-burner and benefits from a triple aspect with a wall of bi-folding doors providing a seamless transition to the decked terrace extending the inside to the outside space.

An outer hallway extends along the length of the opposing wing where the bedroom accommodation is situated. There are four rooms, comprising a principal en suite bedroom with en suite shower room, two further double bedrooms, and a modern shower room. A utility area and a storage cupboard will be found at the end of the corridor, beside an external door offering the ideal recess to cast off and store outdoor wear.

Completing the internal accommodation there is an internal hot-tub room adjacent to the boiler room which offers scope for a study, sunroom, or as a fourth bedroom if the hot tub is not your thing.



Outside

Two timber six-bar gates mark the access to the property and an area of hardstanding which provides parking for several vehicles. Naturalistic grounds are mainly laid to lawn with post-and-rail fencing affording uninterrupted views to the adjoining farmland and the highlight of the setting are two areas of water with a timber bridge crossing which attract waterfowl. Three architectural timber pergolas edge the lake, with rambling plants climbing over adding to the visual appeal of this garden feature. To the south-western side of the property is a generous greenhouse for the green-fingered and a charming summer house to enjoy the tranquility.

The gardens and adjacent paddock measure 2.06 acres but there is additional land available under separate negotiation. Please ask the selling agent for further details.

Location

The rural hamlet of Trolliloes is situated just to the east of the small village of Cowbeech on the edge of the High Weald AONB. The village has a public house with restaurant, The Merrie Harriers, and a local store and post office are easily accessible at nearby Rushlake Green. The market towns of Heathfield to the north and Hailsham to the south offer a comprehensive range of retail, recreational and leisure facilities, whilst slightly further afield is the scenic coastline at Eastbourne and picturesque historic Lewes. For commuters, the nearest train service is at Pevensey & Westham station, which along with the station at Polegate provides services to Eastbourne, London Victoria and Ashford International stations. The A22 provides road-users with a link to the M25 and to the A27, which offers access to south coast towns. Well-regarded schooling in the vicinity includes Eastbourne College, Brighton College, Mayfield School, Battle Abbey School, and Tonbridge School.



Distances

- Cowbeech 1.2 miles
- Hailsham 5 miles
- Heathfield 6.7 miles
- Polegate 8.2 miles
- Eastbourne 14 miles
- Lewes 16.8 miles

Nearby Stations

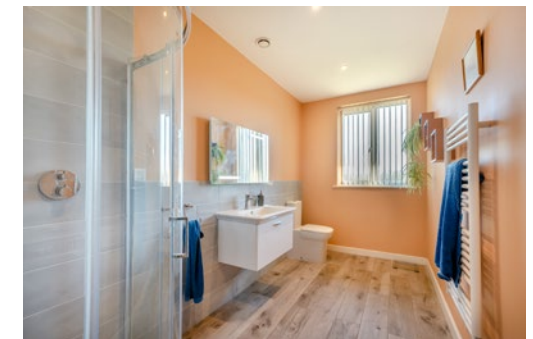
- Polegate Station 8.2 miles
- Pevensey & Westham Station 9.9 miles

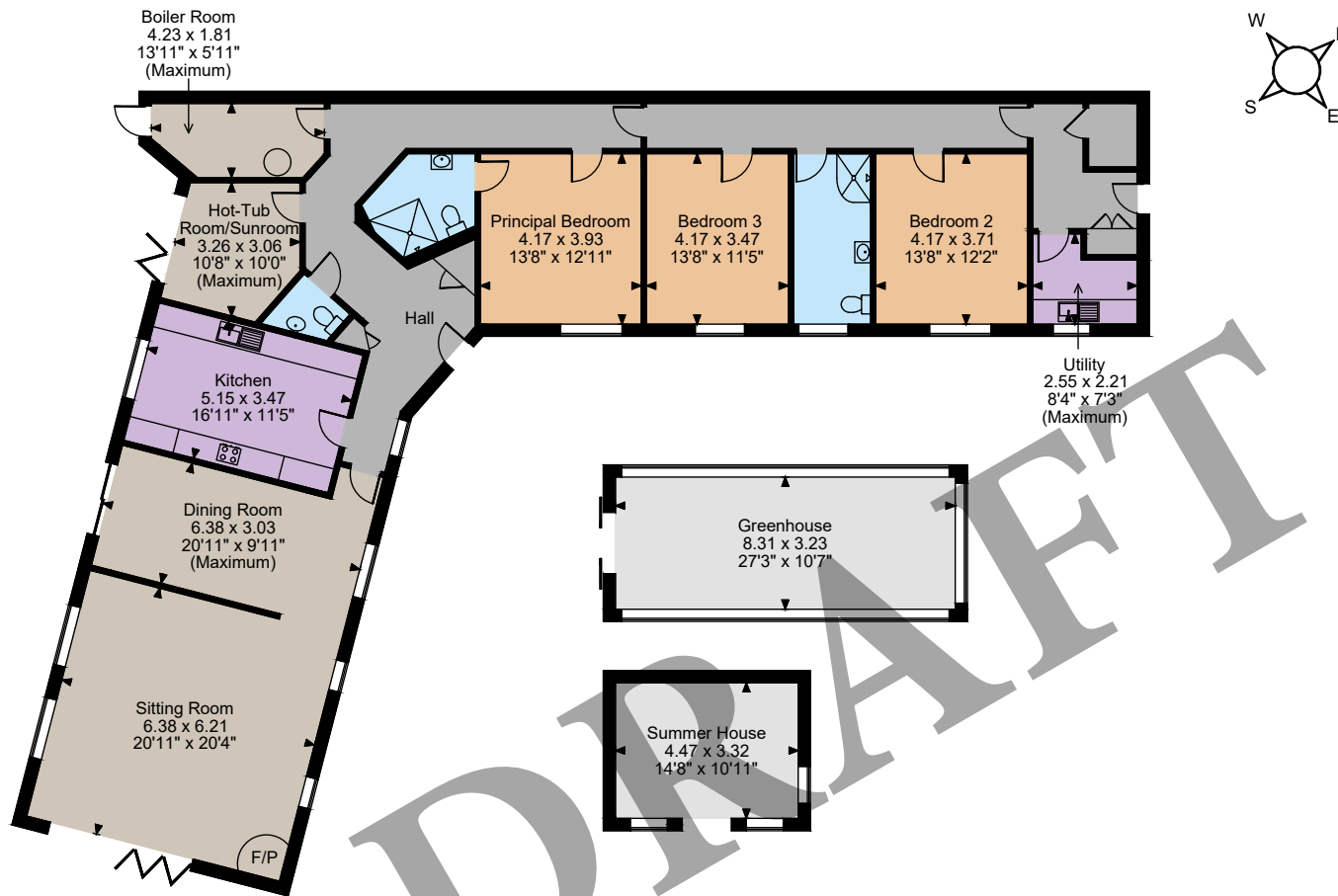
Key Locations

- Herstmonceux Castle
- Brick Farm Lakes Trout Fishery
- Blackstock Country Estate
- National Trust - Bateman's
- Glyndebourne (Music Festivals)
- Eastbourne and the South Coast beaches

Nearby Schools

- Herstmonceux CofE Primary School
- Punnetts Town Community Primary & Nursery School
- Dallington CofE Primary School
- Phoenix Academy
- Eastbourne College
- Brighton College
- Mayfield School
- Battle Abbey School
- Tonbridge School
- Vinehall





Ground Floor

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

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Floorplans

Main House internal area 2,301 sq ft (214 sq m)
 Greenhouse & Summerhouse internal area 449 sq ft (42 sq m)
 Total internal area 2,750 sq ft (255 sq m)
 For identification purposes only.

Directions

BN27 4QS

What3words: ///grumbles.length.trappings - brings you to the driveway

General

Local Authority: Wealden District Council

Services: Mains water and electricity. Private drainage registered in 2018.

Broadband: Full Fibre to the property

Council Tax: Band F

EPC Rating: Band A

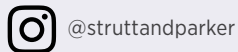
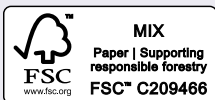
Lewes

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For the finer things in property.

