



# Dillions

Staplefield

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## A beautifully renovated and historic Sussex farmhouse with far reaching views

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Dillions, Tanyard Lane, Staplefield, Haywards Heath RH17 6HH

Staplefield 1 mile, Handcross 2 miles, Cuckfield 4 miles, Gatwick Airport 12 miles  
All distances are approximate

### *Features:*

A beautifully renovated Grade II listed home and detached annexe  
in a private yet highly accessible location

Charming period farmhouse, detached annexe, beautiful gardens and grounds

Dillions Farmhouse, annexe and gardens extending to 3.50 acres (1.41 ha) - £2,950,000

Available land of circa 16.25 acres available by separate negotiation

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### *Situation*

Dillions is located on a private lane to the north east of the village of Staplefield, offering privacy and seclusion whilst providing easy access to at A23, Gatwick Airport which lies approximately 12 miles to the north and both Haywards Heath and Balcombe stations with onward links to London Bridge and London Victoria.

Whilst situated in a rural position with far reaching views over the Sussex countryside, access to facilities is close by, with the Jolly Tanner and Victory pubs in Staplefield, and further ranges of villages shops, pubs, GP surgery, butchers and bakers in Handcross to the north and Cuckfield to the south. More extensive facilities are available in Haywards Heath some 6 miles to the south, including Waitrose, Marks and Spencer and Sainsbury supermarkets as well as a wide range of independent shops, cafes and restaurants. The property is well situated for good local private schooling options, with Ardingly 8 miles to the east and Hurstpierpoint 9 miles to the south.

Access to the A23 provides good links for those looking to visit from affluent towns and villages of Sussex, as well as those travelling down from London. The renowned Nymans Gardens, run by the National Trust, lies approximately 2 miles to the north, with annual visitor numbers in 2019 reportedly over 380,000 people. The cellar door attractions of Bolney Wine Estate, Ridgeview, Kingscote, and Albourne are all nearby as are many other newly established vineyards.

### *Dillions Farmhouse, Old Stables Cottage, gardens and grounds*

#### *Dillions Farmhouse*

The Farmhouse has been the subject of an extensive programme of extension, refurbishment and redecoration during the vendor's ownership and now offers an exceptionally well-presented family home. The core of the house is thought to be a timbered Tudor Hall house with Horsham stone roof, adapted by the later insertion of a large inglenook fireplace, which now serves both the formal sitting room and drawing room. Later additions provide both the spacious kitchen/breakfast room and family snug on the ground floor, and the master suite on the first floor.

The house has been the subject of complete redecoration overseen by a well-known local interior designer. Of particular note are the hand-built Martin Moore Kitchen, the quality of the internal joinery and finishes, and the bright and stylish country décor throughout.

The house extends to some 3,766 square feet (349 square meters). On the ground floor accommodation includes drawing room, sitting room, kitchen/breakfast room, family room, entrance hall, utility/boot room and cloakroom. On the first floor is a master bedroom suite comprising bedroom, dressing area, walk-in wardrobe and en-suite bathroom, 5 further bedrooms and family bathroom.

The house offers all the charm and character of a historic Sussex Farmhouse, whilst benefitting from a layout that lends itself to modern family living and is presented to the very best standards.









*Floorplans for Dillions Farmhouse, Annexe and Outbuildings*

Approximate Gross Internal Area\*:

House: 3,766 sq ft / 349.9 sq m

Outbuildings: 2,010 sq ft / 186.8 sq m

Annexe: 671 sq ft / 62.4 sq m

Total: 6,447 sq ft / 599.1 sq m



Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS - Code of Measuring Practice.







### *Old Stables Cottage*

The Old Stables Cottage was the site of former stabling and was converted by the vendors and is now presented to an exceptionally high standard, again with interior design over-sight. Accommodation extends to 671 square feet (62.4 square meters) and comprises an open plan living area and kitchen with wood-burning stove, well-proportioned double bedroom, second bedroom/study and shower room.



### *Gardens and Grounds*

The vendor's passion for gardening is clearly evident at Dillions. During his ownership, with the advice and input of renowned garden designer Richard Taylor of Taylor Tripp Ltd, fantastic gardens have been created around the house. To the east of the older parts of the house is a charming cottage style garden surrounding an old well, with Cotswold stone gravel paths edged by planting including Verbena, roses, Mexican Daisies and perennial Geraniums.

At the front of the house, accessed from the French doors from the kitchen is a newly created terrace with wonderful alfresco entertaining space, hedged parterres and sunken spa pool.

To the rear of the house is a beautiful circular pond, created using the old horse-pond at Dillions, and now a wonderful feature surrounded by Lavender, a large block of white Hydrangea Annabelle, roses and a striking red maple. There is a formal vegetable garden, greenhouse, and treehouse, whilst the area to the front of the property provides a wildlife pond and area of grassland giving wildflower habitat.







### General

**Method of sale:** The property is offered for sale as a whole, or in two lots, by private treaty. A deadline may be set for best offers and interested parties are therefore encouraged to register their interest with the selling agent at an early opportunity.

**Tenure/Occupation:** The property is offered on a freehold basis with the benefit of vacant possession on completion.

**Access:** Access to the property is over Tanyard Lane from the south in the centre of Staplefield, or over a private farm driveway from the north at High Beeches. Part of the freehold access over which Dillions Cottage takes access is within the ownership of the property. Further details of rights of way and repairing obligations are available from the selling agent.

**Services:** The property benefits from mains electricity, supplemented by a ground mounted solar PV array. The water supply is a private supply via a borehole and filtration system installed by the Owner and supplied also to Dillions Cottage next door. Drainage is by way of a Klargester private drainage system and the property has oil fired central heating.

**Wayleaves, Easements and Rights of Way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Basic Payment:** No basic payment entitlements are included in the sale of Dillions.

**Designations:** Dillions is situated within situated within The High Weald AONB.

**Sporting, timber and mineral rights:** All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

**Local authority:** Mid Sussex District Council, Oaklands Road, Haywards Heath RH16 1SS

**Council Tax:** Dillions Farmhouse is in Band H. The Stable Cottage is in Band A.

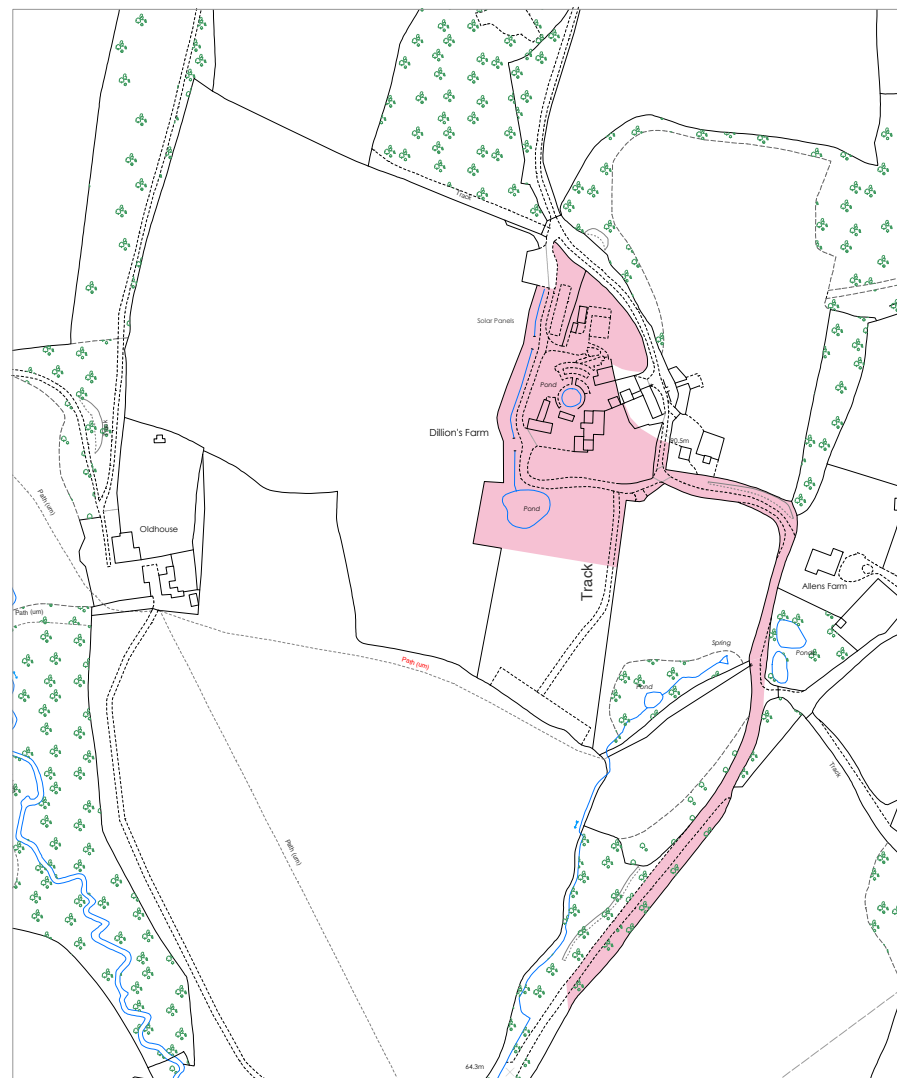
**EPC:** The property has an EPC rating of D – 61.

### Directions

From the centre of Staplefield, proceeding north on the B2114 Cuckfield Road, take the right hand turning into Tanyard Lane. Proceed north up the lane, passing over the bridge and continuing for approximately 0.8 miles. The entrance gates to Dillions will be found on the left hand side. Using the What3Words app the entrance to the driveway is located at stamp.revamped.finds.

### Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker on 020 7591 2214 or Knight Frank on 020 7861 1093.



## Dillions Vineyard

Total Area (1.41 ha / 3.50 ac)

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Not to Scale. Drawing No. X20931-01 | Date 05.06.24



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