



Cripps Farm  
The Street, Dallington, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A characterful former farmhouse with extensive outbuilding provision, in a secluded rural setting

Cripps Farm is a generously-proportioned, detached country residence which offers a wealth of versatility and opportunity. Set in grounds of 11.20 acres, the property offers paddocks, stabling, a manège and a vast barn providing a homestead ideally-suited to equestrian-enthusiasts and those with a passion for animal husbandry.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**8 CAR GARAGE**



**11.2 ACRES**



**FREEHOLD**



**RURAL**



**3295 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

With red-brick and tile-hung elevations, the original footprint of Cripps Farm has been enhanced to provide a light-filled living environment with interior architecture featuring some exposed beams, brickwork and stunning fireplaces, whilst the presentation offers classic comfort and versatility. A vestibule beyond the entrance porch provides a spot to cast-off and store outdoor wear, with terracotta floor tiling offering modern practicality and cohesion as it extends from the reception hall into the kitchen and adjoining family room. This sociable space provides the hub of the home with farmhouse-style cabinetry and a vintage Rayburn stove, with the breakfast bar creating a subtle divide to the informal dining area. An open aperture provides seamless transition into the family room where an external door links to the garden. The three interlinking reception rooms comprise a relaxed sitting room, an adjoining light-filled garden room, and a useful study. A generously-proportioned cloakroom facility with monochrome flooring and a utility room complete the ground floor rooms.

The bedroom accommodation is arranged over the two upper levels where rooms benefit from the elevated outlook over the surrounding terrain. There are five bedrooms on the first floor and a modern family bathroom featuring striking blue mosaic tiling and a shower attachment over the bath-tub. With the benefit of an en suite bathroom, the principal room provides a restful retreat with a double aspect outlook and fitted wardrobe storage. At the top of the house, an additional bedroom occupies the second floor, with an adjoining modern bathroom which mirrors the mosaic-themed wall covering.







## Outside

A timber five-bar gate between brick pillars marks the access to the property onto a swathe of driveway which provides parking for numerous vehicles and leads to the garage with electric roller shutter doors opening to a space large enough to accommodate about 8 cars and stairs to potential storage space over. The stable/barn outbuilding has 4 stables and a tack room, plus further storage over, and more garaging to the side. A pedestrian gate in the picket-fencing which borders the drive opens onto a paved pathway, flanked by lawn, which provides a route to the timber-framed entrance porch. A large south-east facing paved terrace, with a low-level walled surround, adjoins the rear of the home offering opportunities for outdoor dining and relaxation, with steps leading down to an expanse of lawn. The grounds include enclosed fields and paddocks, clipped evergreen hedging for partition, a manège for horse training, a natural pond with aquatic planting and the immense barn with versatile-use options.

## Location

Nestled in the landscape of High Weald Area of Outstanding Natural Beauty, Dallington village is a picturesque setting, with local amenities including a post office, village hall, recreation ground and primary school, as well as a public house. The old market town of Heathfield is nearby providing an excellent range of shops and amenities, including three supermarkets, and the mainline station at Stonegate is easily accessible with services to London (Charing Cross and Cannon Street, average journey time 1hr 13mins). Further afield, the historic town of Royal Tunbridge Wells is a popular destination for shopping at The Pantiles, cultural activities, and dining at a range of restaurants. Well-regarded schooling is available in the vicinity in both the state and independent sectors and includes Bede's Senior School and Eastbourne College.



## Distances

- Heathfield 5.4 miles
- Stonegate 8.2 miles
- Hailsham 8.5 miles
- Royal Tunbridge Wells 17.6 miles
- Lewes 19.5 miles

## Nearby Stations

- Robertsbridge railway station
- Stonegate railway station

## Key Locations

- National Trust - Bateman's
- Sarah Raven Perch Hill Farm
- Furnace Brook Fishery & Fish Farm
- Brick Farm Lakes Trout Fishery
- Herstmonceux Castle
- Bodiam Castle
- Pevensey Levels National Nature Reserve
- Bexhill Beach

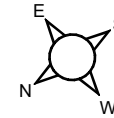
## Nearby Schools

- Dallington CofE Primary School
- Punnetts Town Community Primary & Nursery School
- Burwash CofE School
- Bede's Senior School
- Eastbourne College









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

☐☐☐☐ Denotes restricted head height

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## Floorplans

Main House internal area 3,295 sq ft (306 sq m)  
 Garage internal area 1,276 sq ft (119 sq m)  
 Outbuilding internal area 12,463 sq ft (1,158 sq m)  
 Total internal area 17,034 sq ft (1,583 sq m)  
 For identification purposes only.

## Directions

TN21 9ND  
 ///what3words: distanced.innovator.lordship - brings you to the driveway

## General

**Local Authority:** Rother District Council and East Sussex County Council

**Services:** Mains water and electricity. Oil fired boiler. Private Drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** Band D

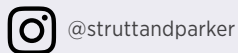
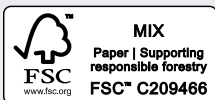
## Lewes

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