



## The Old Mill House, Chillies Lane,

High Hurstwood, TN22

Guide Price **£1,895,000**



# The Old Mill House

## *Description:*

A wonderful home on the outskirts of High Hurstwood which is a charming and popular village in the heart of East Sussex on the edge of The Ashdown Forest. The Old Mill is accessed from a single track off a quiet country lane. The house and the out buildings sit in the middle of the plot surrounded by mature and well maintained gardens. The Old Mill dates back to the 15th Century and does not disappoint with beautiful maintained oak beams throughout every room. The triple aspect reception room is bright and airy and has a stunning large ingle nook fire place, complete with original bakers oven and stunning views over the beautiful front and rear gardens. There is a large separate dining room with another large fire place, perfect for entertaining friends and family.

The family sized kitchen has a traditional AGA and ample storage for keen cooks, as well as a large breakfast area with an oak table which is ideal for Sunday morning breakfasts. In addition, there is a boot room and separate cloak room. The house has 4 bedrooms and 2 bathrooms (one en-suite).

The current owners have recently refurbished the whole second floor to create a beautiful and very comfortable principal bedroom with large en-suite bathroom which features a large walk-in rainforest shower, double sinks.





# The Old Mill House

## *Description Cont.*

There are three further bedrooms and a family bathroom on the first floor.

A brick-laid garden path leads to an idyllic and beautifully converted self contained oak-framed cottage which was formerly the granary to the mill. There is a very smart eat in kitchen with quick start Raeburn cooker, cosy living room with restored flagstone floors and AGA wood burner, two bedrooms and two bathrooms (1 en-suite shower room). Second bathroom complete with traditional roll top bath and aqua vision. The cottage could instantly be offered as a holiday let or ideal accommodation for extended family or older children.

The Old Mill has a garage large enough to house three cars, but also with the potential to convert above into a home office. There is also a secure barn providing great storage for garden machinery/tractors and/or motorbikes. Additionally, there is a beautiful old mill that is ripe for restoration and has planning permission to create a two bedroom dwelling. The Old Mill is surrounded by wonderfully maintained mature gardens, and to the west of the garden is a charming slow running stream. The back of the house offers flat lawns and mature hedges, ideal for peace and quiet in the hot tub and activities on the lawn. A lovely flagstone south west facing terrace, which is accessed directly off the living room, is perfect for alfresco dining.





# The Old Mill House

## *Description Cont.*

Accessed via the kitchen door is an additional west facing terrace which makes an ideal spot for BBQing. The front of the house offers a charming lawn and mature yew hedging. Large driveway providing parking for around four or five + cars.

Timber framed character potting shed formally a boat house. Amble dry log storage in double log store at the rear of the garage.

## **Location:**

The Old Mill is located in High Hurstwood which is in the heart of East Sussex, bordering the famous Ashdown Forest; Henry VIII's favourite hunting forest. Ashdown Forest is world renowned as the setting for A.A. Milne's "Winnie-the-Pooh" where you can play 'poohsticks' at the world famous Pooh Sticks Bridge which is only five miles away.

High Hurstwood is located in the High Weald AONB, and is a truly beautiful area. Steeped in history, you are surrounded by nearby Hever Castle, home of Anne Boleyn, as well as Herstmonceux and Bodiam Castles. Glyndebourne which is seventeen miles away. The area has some incredible places to eat; the Hatch Inn is a particular favourite which has been serving local residents since c. 1430 AD.

















# CHILLIES LANE, HIGH HURSTWOOD UCKFIELD, TN22

Approximate Floor Area = 197.9 sq m / 2130 sq ft

Garage = 82.9 sq m / 892 sq ft

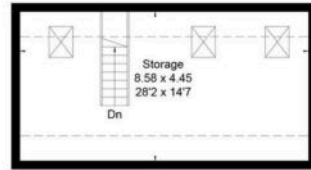
Cottage = 74.6 sq m / 803 sq ft

Outbuildings = 59.9 sq m / 645 sq ft

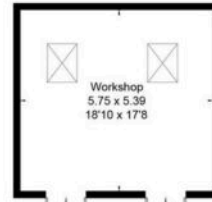
Total = 415.3 sq m / 4470 sq ft



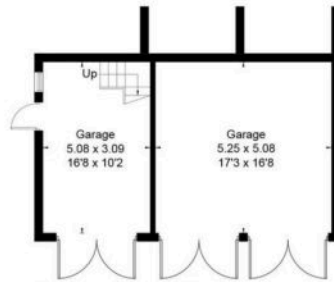
= Reduced head height below 1.5m



Garage - First Floor

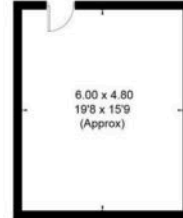


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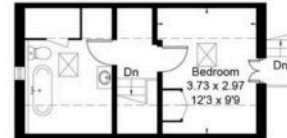


Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

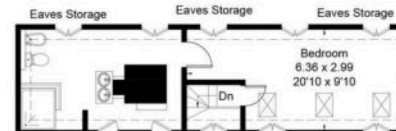


Cottage - First Floor

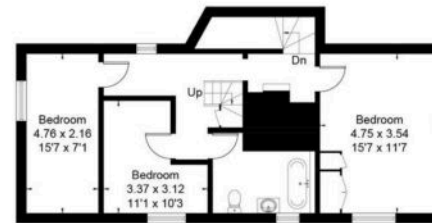


Cottage - Ground Floor

(Not Shown In Actual Location / Orientation)



Second Floor



First Floor





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