



## Coldharbour Farm Ivyhouse Lane, Hastings, TN35 4NN

AN ATTRACTIVE THREE DOUBLE BEDROOM, THREE RECEPTION ROOM DETACHED PERIOD FARMHOUSE SET BACK FROM A SMALL LANE ON THE NORTHERN OUTSKIRTS OF HASTINGS AND ENJOYING 6 ACRES OF GADRDENS AND PRIVATE WOODLAND AS WELL AS HAVING THE POTENTIAL TO CREATE ADDITIONAL FAMILY OR GUEST ACCOMMODATION OVER THREE FLOORS. THERE IS ALSO A CELLAR, 100ft DRIVEWAY WITH OFF ROAD PARKING AND THE PROPERTY IS TO BE SOLD CHAIN FREE.

This charming Farmhouse is believed to date back to around 1700 and has remained in the same family for over 50 years. The accommodation is arranged over two floors to include a reception hall, a sitting room, separate living room and a kitchen/breakfast room. To the first floor and in addition to the three double bedrooms, there is a 10'9 x 7'3 family bathroom and a particular feature of the property are the attached outbuildings which could be converted to extend the existing living space or for a separate annexe or guest accommodation over three floors (subject to necessary consents).

Outside, there is a gated entrance with ample parking to the side (space for garaging) and the immediate formal gardens and woodland area extends to approximately 1.5 acres. The gardens then extend into additional private woodland areas of 4.5 acres. Benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is encouraged to appreciate this wonderful home and grounds and is strictly by appointment with Sole agents Charles & Co.

Price £875,000



# Coldharbour Farm Ivyhouse Lane, Hastings, TN35 4NN



- Period Detached Family Farmhouse
- 6 Acres of Gardens & Woodland
- Potential to Extend Accommodation
- To Be Sold CHAIN FREE
- Set back from a small Lane Location
- Three Double Bedrooms & Kitchen
- Formal Patio & Gardens
- Northern Outskirts of Hastings
- Three Reception Rooms & Cellar
- 100ft Driveway to Side

## Reception Hall

14'4 x 10'4 (4.37m x 3.15m)

## Kitchen

11'7 x 10'5 (3.53m x 3.18m)

## Living Room

13'0 x 12'3 (3.96m x 3.73m)

## Sitting Room

14'10 x 12'9 (4.52m x 3.89m)

## Inner Hall

## Cellar - 1st Section

11'10 x 10'0 (3.61m x 3.05m)

## Cellar - 2nd Section

14'5 x 12'9 (4.39m x 3.89m)

## First Floor Landing

### Bedroom One

15'4 x 12'11 (4.67m x 3.94m)

### Bedroom Two

15'0 x 12'11 (4.57m x 3.94m)

### Bedroom Three

15'2 x 10'8 max (4.62m x 3.25m max)

## Bathroom/W.C

10'9 x 7'3 (3.28m x 2.21m)

## Outside

## Front Brick Store

## Rear Brick Store

14'0 x 13'0 (4.27m x 3.96m)

## Mezzanine Room

24'0 x 17'0 max (7.32m x 5.18m max)

## Inner Landing

11'0 x 4'5 (3.35m x 1.35m)

## Loft

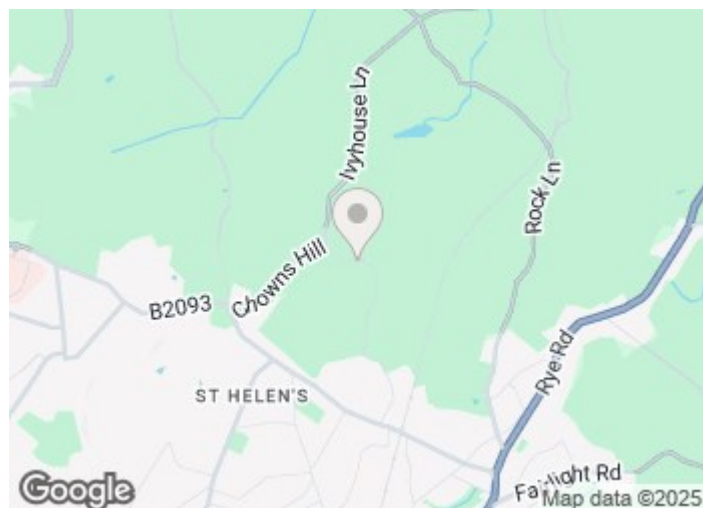
31'0 x 19'0 max (9.45m x 5.79m max)

## Front Garden

## Driveway

## Rear Gardens

## Private Woodland







Floor Plan



TOTAL FLOOR AREA : 2805 sq.ft. (260.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		