



Isfield Place

East Sussex

A private country estate

Isfield Place, East Sussex

Lewes 9 miles, Haywards Heath 12 miles (London Victoria 45 minutes),
Gatwick and M23 (J10) 25 miles, Central London 55 miles
(Distances approximate)





Features:

Grade II* listed Manor House - 4 Reception Rooms, Kitchen/Breakfast Room, Billiard Room, Gun and Rod Room, Cellars, 8 Bedrooms, 5 Bath/Shower Rooms

Lovely formal gardens, Kitchen gardens, Croquet lawn, Ornamental ponds, Tennis court, Swimming pool

Stables, Game larder, Garages

Gate Lodge, Butler's Cottage, Chapel Flat

Modern and traditional buildings - Stable yard, Sussex barn converted for entertaining, Granary, Workshop, Stock buildings, Stores, Heli-pad and helicopter hangar

Land and River - About 128 acres of arable and pasture land, About 31 acres of woodland

Double frontage onto River Ouse
Renewable Energy - Weir with potential to generate hydropower

The land has been part of a wider established shoot, and there is sea and brown trout fishing on the river

In all about 187 acres (75 hectares)





The Estate

Isfield Place lies in beautiful unspoilt rolling countryside about 55 miles south of London and only 16 miles north of the south coast. The 8 bedroom manor house is set in the heart of its own land and dates back to the early 16th century.

Isfield Place has been refurbished and improved, is surrounded by outstanding formal gardens and supported by modern and traditional farm buildings, 2 cottages and a staff flat. It benefits from complete privacy and security in an idyllic rural setting.

Accessed via a long gated drive and protected by its own land with no public rights of way, it commands magnificent unspoilt views south towards the Downs.

History

Isfield Place has great historical provenance. A roman road runs through the land and there are the remains of a roman bloomery in one of the fields. There is the site of a motte and bailey adjacent to the point where the roman road forded the River Ouse. It is thought that King Harold spent the night before the Battle of Hastings at Isfield Place. Isfield Place was subsequently owned by the De La Warr family until 1507 when it was sold to John Shurley, Cofferer to King Henry VII and King Henry VIII. John Shurley built a mansion to accommodate his household and guests, who would have included members of the Royal Household.

Isfield Place ranks highly amongst other local mansions and is particularly similar to Langton Place. This connection can be attributed to the marriage of Thomas Shurley and Anne (the daughter of Sir Nicholas Pelham of Langton) in the mid 16th century. The high walls and watch towers of the South Wall reflect a desire to impress from all aspects.



Isfield Place was down-sized during the early 18th century but still maintained its grandeur as a comfortable gentry residence. The Estate was tenanted during the middle years of the 18th century. In the middle of the 19th century Henry King converted Isfield Place for his own occupation. King made a number of changes including the construction and restoration of the outbuildings, garden walls and substantial internal alterations. Isfield Place today represents about half of the original Tudor Mansion constructed by the Shurley family; a size and layout far more suitable for modern day living.





Location

Isfield Place stands on a natural prominence, surrounded by the low-lying ancient demesne land of the Manor of Isfield, to the north-west of the village of Isfield and north-east of Lewes. The Estate is bordered to the west by the River Ouse, by Lodge Wood to the north and the Piltdown Road to the east. Isfield has the benefit of a community farm shop within the village, a public house and primary school.

For a wider variety of shops and recreational amenities the cosmopolitan county town of Lewes lies about 9 miles to the south with the vibrant city of Brighton and Hove on the south coast beyond. Uckfield, Haywards Heath and Royal Tunbridge Wells are also within easy reach.

Haywards Heath provides regular services to London (Victoria, London Bridge and Thameslink services) with journey times from 45 minutes. Gatwick Airport lies approximately 25 miles to the north east, as does junction 10 of the M23 which links to the M25 and the wider motorway network.

The house is surrounded by its own garden and grounds, screened by woodland, ornamental trees and hedged fields. It presents an imposing sight with turreted walling and bastions. Views from the house are south towards the South Downs. There are no public rights of way on the estate.

Isfield Place is approached from the road leading north from Isfield village towards Piltdown and Fletching, with the main

Lewes-Uckfield road (A26) a couple of miles to the east. The entrance is through imposing brick gate piers with original 18th century wrought iron gates (now electronic) flanked to the north by a Gothic revival gate lodge, constructed in brick with a tiled roof and stone mullioned windows.

Immediately past the Gate Lodge, the gravelled drive divides, the present-day approach leading to the north of the house, as established by Henry King through an arboretum, skirting the outside of the remaining parts of a moat, now a series of ponds. The drive continues through the grounds and under an arch in the stable block, culminating in a circular, gravelled turning area with a central grass island and ancient clipped yew tree.

Sporting, Recreation and Schooling

Sailing: Exceptional sailing can be found along the south coast, with marinas at Brighton, Chichester Harbour and Eastbourne.

Racing: Horse racing is at nearby Plumpton, Goodwood, Brighton, Lingfield and Fontwell.

Theatres: There are highly regarded theatres at Brighton and Chichester. The internationally renowned Glyndebourne Opera House is only about 7 miles distant.

Golf: Excellent golf courses include Piltdown, Lewes, Royal Ashdown and the East Sussex National at Little Horsted.

Schools: There are a number of sought after private schools locally including Cumnor House, Ashdown House, Brambletye, Hurstpierpoint, Lancing, Ardingly, Roedean and Eastbourne and Brighton colleges.

Shooting: The Estate has been part of a larger established shoot. There is stalking for fallow, roe and muntjac.

Fishing: The River Ouse runs along the western boundary, where there is both single and double bank fishing for wild brown and sea trout, together with coarse fishing including large pike.

Polo: Nearby polo clubs include Sussex Polo Club, Hurtwood, Knepp Castle and Cowdray Park.







Isfield Place

Isfield Place is a large three-storey house, incorporating part of the 16th-century mansion of the Shurley family. The main portion is early-17th-century with a 19th-century wing on the north east. It is built of red brick with a tiled roof, stone eaves, cornices and casement windows with stone mullions and small square panes. Ground floor windows have obtusely pointed heads. Its principal elevation now faces north over the forecourt but it is likely that the mansion originally faced west. The relic moat arm to the

south-east of the present house (and possibly the two shorter rectangular stretches of water ten metres to the north and north-east of the house, adjacent to the stable) indicate that the 16th-century house was at least partly moated.

A magnificent brick porch with flagstone floor, stone arch and heavy timber double door is the main entrance to the house.

On the ground floor there is an entrance hall with a flagstone floor leading into a large reception hall

with an open fireplace. Doors from the hall lead to the main reception rooms and kitchen and the principal staircase rises to the first floor.

The drawing room is dual aspect with oak panelled walls, shuttered windows and an open fireplace with an unusual ornate carved timber mantelpiece and surround. French windows open onto paved terraces and formal gardens beyond. There is a door to the study which has full height panelled walls.

The dining room is also dual aspect with an open fireplace with ornately carved timber mantel and over mantel. In the full height panelled walls there is a door and stairs down to the cellar which has wine bins, some of which are original, and houses the oil fired boiler.

The kitchen and open plan breakfast area have spectacular views across the formal gardens. A glazed door leads from the breakfast area out to a terrace overlooking the formal garden, ideal for eating and entertaining in warmer months.

The kitchen is bespoke with built-in fitted kitchen units designed and constructed by Silver Lining and includes Gaggenau steaming and electric oven, warming drawer, 5 gas hobs, integrated microwave and dishwasher, 5-door electrical AGA including 2 hobs and warming plate, large stainless steel sink, granite worktop. An Island with stainless steel sink, granite side tables and 2 x Liebherr drawer fridges. The breakfast area has an open fire and an integrated sub-zero wine fridge, compartmentalised for red and white wine and Liebherr fridge. Beyond there is a Walk-in larder with Daikin cooler unit.

There is an open passage leading from the back door to the reception hall with doors off to the scullery (with door to the garden), and utility room with drying cupboards, washing machine and dryer, fridge freezer, and integrated Gaggenau dishwasher and Liebherr fridge.

The lobby off the reception hall gives access to the gun and rod room and the garden lobby, with a door to the garden and a cloakroom. The billiard room is also accessed from the lobby and has a glazed atrium, panelled walls with Delft tiles and a stove set within an ornately carved panelled alcove. A drinks cupboard is set into the panelling. Next door there is a cloakroom with timber double doors which are the original front door.

From the reception hall the staircase with elegant turned spindles and hardwood banisters rises to the spacious first floor landing.

On the first floor there is a master bedroom suite with dual aspect and an open fireplace, en-suite bathroom and dressing room, and a second en-suite shower room. A study / second dressing room is off the shower room (also accessed from the landing).

There is a second guest bedroom with en suite bathroom on this floor, and a separate cloakroom.

The rest of the first floor was originally laid out as three bedrooms and two bathrooms. This sizeable space now has planning permission to convert it into a large third suite with bedroom and bathroom. The space has been cleared in preparation for works.

Two staircases with elegant turned spindles and hardwood banisters rise to the second floor where there are five bedrooms and two bathrooms, as well as two useful store rooms. There are a total of eight bedrooms and five bathrooms in the house.

Floorplans for Isfield Place, Isfield

Approx gross internal area*:

House: 925 sq m = 9,956 sq ft

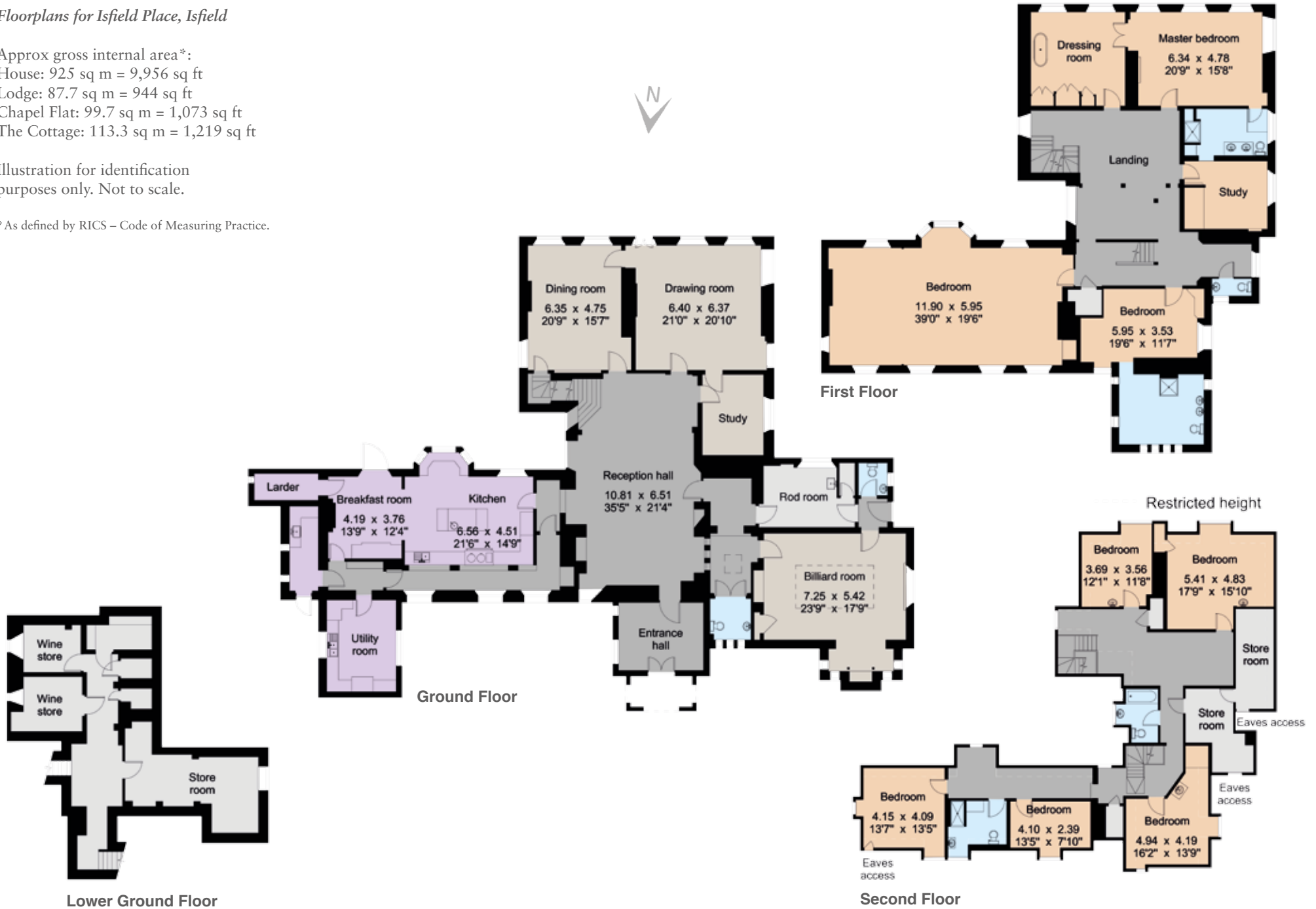
Lodge: 87.7 sq m = 944 sq ft

Chapel Flat: 99.7 sq m = 1,073 sq ft

The Cottage: 113.3 sq m = 1,219 sq ft

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.





Gardens & Grounds

Gardens

Isfield Place has a formal compartmentalised garden, laid out from the late 19th century to the west and south of the house, although there are several surviving elements of garden and landscape features from the 16th century onwards. Henry King was responsible for restoring outhouses and garden walls and laid out a formal walled garden.

In the early 20th century the enclosed gardens to the west and south of the house were transformed into an Arts and Crafts style “garden of rooms”.

At the front of the house is a circular gravelled drive surrounding an impressive yew tree on a circular lawn. A series of interlinking ponds are evidence of the old moat and now provide a habitat for the resident ducks and geese.

To the west of the house is an expanse of lawn with a pretty octagonal brick Summerhouse under a thatched roof. Beyond are lawns studded with lime and oak trees which dominate these informal gardens and lead to the ‘Orchard Garden’ with a mixture of deciduous and evergreen trees.

The gardens to the south and west of the house comprise a series of formal compartments divided by mellow red brick wisteria clad walls or clipped yew hedges, all contained by the bastioned and turreted walls of the demolished 16th-century mansion. The brickwork of the walls is in English bond (alternate rows of headers and stretchers) with some

laid in a diamond pattern. These formal gardens are surrounded by informal lawns studded with mature trees on the west, north-west and north-east and by the kitchen garden on the east.

The drawing room windows on the south side of the house open onto a wide crazy paving stone path bordered by plants and shrubs, leading to a seating area enclosed by the ivy-clad ruins of the mansion walls to the west, and into the topiary garden in the east. An assortment of mature clipped yew trees border York stone paths in the Topiary Garden which is enclosed by low yew hedges clipped into round shapes. A rectangular stone lily pond with fountains at each end is the central feature, and a grass path to the south gives access to viewing points in the bastion wall.

To the west of the house is a sunken rose garden with wide, crazy paving stone paths, a stone plinth and armillary sphere. A door leads into the Drawing Room, above which is an ornately carved Shurley family coat of arms and architrave dating from 1600.

To the south of the rose garden is the blue garden planted with a camomile lawn. This has a recently restored central pond with water features designed by David Harber.

The Kitchen Gardens are beyond the walls of the formal gardens where there are various beds, a greenhouse and espalier fruit trees.

Below the formal garden to the south, a further expanse of lawn,



known as the Archery Lawn, runs down to a ha-ha, forming the garden boundary. The ha-ha is bordered on the north by three spaced yews planted on mounds with fields beyond.

Watchtowers

A two storey, octagonal, castellated watchtower, sits at the south end of the garden wall, incorporated into the garden design in the 19th century. There is a second turret dated 1880 with a flag pole at the western end of the wall. Both watchtowers have wooden doors and circular stone steps to the informal gardens, and have internal access to the roofs providing magnificent views over the house and formal gardens. The western watch tower has an upper wood panelled room with power points

and lighting. Where the garden wall abuts the west watchtower, an arch cut in a high yew hedge, which joins the croquet and archery lawns, gives onto rough grass with daffodils and an ancient beech tree.

Swimming Pool, Croquet lawn and Tennis Court

Between the Topiary Garden and the Oast, there is an outdoor heated swimming pool with diving board, electrically operated cover and flagstone surround. The pool is screened from the garden by further clipped yew hedges. A lavender and rose bordered path leads from the pool to the house.

To the west side of the rose garden steps lead down to a croquet lawn and an all-weather tennis court, screened by a high clipped yew hedge.

Cottages and Outbuildings

To the east are further traditional buildings including a Byre which is now a workshop, garden rooms and apple store. Further portions of the building include another store and a room housing the swimming pool plant equipment.

An Oast House to the east of the main house now forms covered parking for two cars, an area for fuel storage and an oil tank. A further storage area and three rooms on the first floor are accessed via a timber open tread stair. Planning permission (WD/2006/3151/F) was granted in 2006 (now lapsed) for “Rehabilitation of two-storey former Oast house to form 3 bedroomed guest accommodation and ancillary facilities.”





Chapel

On the ground floor are some magnificent Victorian Stables (currently used for storage) in immaculate condition including original partitions, tiling, mangers and a feed shoot. On the first floor is a self-contained flat with a Sitting Room, 2 Bedrooms, Kitchen/Breakfast Room (fitted units, larder and Belfast sink, oven), and Bathroom (WC, basin, panelled bath).

Butler's Cottage

A two storey cottage including a Kitchen/Breakfast Room, (wood burning stove, built-in fridge/freezer, oven, Belfast sink), Shower Room (WC, basin, shower), Sitting Room, 3 Bedrooms, Family Bathroom (WC, panelled bath, basin) and an enclosed terraced garden.

Coach House

Large open plan coach house with 3 large doors. There is an adjacent store room and Tack Room with original display cabinet.

Game Larder

Stainless steel sink, drainage board, large walk-in chiller. Lobby with freezer and door to external and WC with basin.

Kennels

x 2 with runs.

Well House

Brick outhouse with well (potable water).





Isfield Lodge



The Cottage



First Floor



Ground Floor

The Lodge

Located at the main entrance to Isfield Place is an attractive single storey lodge cottage constructed of brick under a tiled roof. Accommodation briefly comprises: Entrance Hall, Kitchen with built-in appliances, Hallway, Sitting Room, Conservatory, 2 Bedrooms and a Shower Room. Outside a gravel driveway leads from the main drive to a single timber garage and garden shed to the rear. The conservatory leads to a pretty patio area beyond which is a lawned garden with Beech and Yew hedging and Apple and Pear trees.



Isfield Place

Building Key

- Isfield Place
- The Oast House
- The Chapel
- Butler's Cottage
- Coach House/Stables
- Game Larder & Kennels
- Potting/Storage Sheds
- The Granary
- The Stables
- Sussex/Party Barn
- Workshop
- Modern Farm Buildings
- Helicopter Hanger
- Well House
- Summer House
- Watch Towers

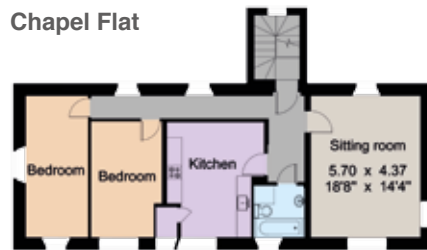
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Chapel Flat
Ground Floor



First Floor



Granary

Isfield Place Farm

Farm Buildings - Located to the north of Isfield Place are a range of modern and traditional farm buildings which are accessed via a separate farm drive from the public highway. In reference to the block plan, the farm buildings comprise:

Granary - A two storey detached building of brick under a tiled roof, previously having planning consent (now lapsed) for a 2 bedroom estate worker's cottage.

Stables - An L-shaped brick and timber stable building under a tiled roof with 5 loose boxes, a farm office/kitchen and ladies and gents wc to serve the adjacent Sussex Party Barn. There is also an open fronted pole barn which provides 2 further loose boxes and feed area.

Sussex/Party Barn - A substantial detached timber framed barn with thatched roof and catslide to the rear. Inside, the barn has been converted into a large open plan area with a wealth of exposed original timbers and a separate area with further potential to develop.

There are 2 sets of double glazed doors leading to 2 paved terraces and a wishing well, overlooking a paddock and the Lime Avenue.

Workshop - Within the stable yard area there is a fully enclosed steel framed building with dual doors, mezzanine storage and a secure tool shed.

Modern Farm Buildings

The modern farm buildings include:

- A fully enclosed 5-bay steel frame helicopter hangar with remotely operated roller shutter doors.
- A concrete framed 5-bay barn for hay and grain storage.
- A steel framed 5-bay livestock shed with central feed passage.
- Concrete framed livestock shed with lean-to timber store.
- Pole barn.
- There is an ample concrete yard area and hard standing for machinery.

Land and Woodland

Isfield Place is surrounded by its own land, which undulates over the northern half of the estate providing an exceptionally attractive environment for sporting and recreational activities, with areas of mixed deciduous woodland and an impressive Lime Avenue running north from the main house.

Immediately to the west of the farm buildings grass paddocks are enclosed by wooden post and rail fences. Further west and to the north and south of the house the hedged field boundaries can be seen, interspersed with trees as denoted on 18th century maps, still largely used for pasture and agricultural land.

From the house the land drops away to the south and west. There are superb views to Firle Beacon on the South Downs. The attractive parish church of St Margaret's (not owned) lies towards the south, to the west of which is a Motte and Bailey site giving evidence of early settlement.

The River Ouse forms the western boundary, and provides excellent double and single bank fishing, including sea trout. The land is certified organic by the Soil Association. The current owners carry out a mixed farming enterprise with some arable crops, a herd of pedigree Sussex Cattle, a small flock of sheep and Large Black pigs.



Sussex / Party Barn





Hydropower

There is an impressive Victorian weir due west of Isfield Place, on the River Ouse, which has potential to harness the natural energy produced by the flow of the river. A feasibility study has been carried out on the potential to generate hydropower via the weir. Two options are proposed, both of which would generate ample electricity to power Isfield Place and a surplus of power to export to the national grid. Further details are available from the vendors' agents.

General Remarks and Stipulations

Planning: The following buildings are Listed:

Isfield Place - Grade II*

The Oast House to the east of Isfield Place - Grade II

Stable and Gateway to the north of Isfield Place

Butler's Cottage, archway and Chapel Flat - Grade II

Sussex Barn - Grade II

Basic Payment: The Basic Payment for the current year will be retained by the Vendors. The Vendors will use their reasonable endeavours to support the transfer any Basic Payment entitlements to the Purchaser with effect from the date of completion. The Purchaser will indemnify the seller in respects of all action, costs, claims and demands in respect of any failure on the part of the Purchaser to comply with cross compliance requirements in respect of the current year.

Tenure and Possession:

The freehold of the Estate is being offered for sale, with vacant possession on completion.

Sporting, Timber and Minerals:

All sporting rights, standing timber and minerals are included so far as they are owned.

Plans, area and schedules:

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Employees: Where appropriate, the Purchaser(s) will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employees) Regulations (TUPE) in relation to employees on the Estate. Further details are available from the vendors' agents.

Services: Mains electricity and water, private drainage system and oil fired central heating.
Main water – Single meter.
Spring water – Used for livestock.
3 phase electricity – To farm buildings.
Gas – LPG tank (house).
Drainage – Private septic tank.
Gate Lodge has a separate system.
Heating – Oil fired central heating.

Fixtures and Fittings: All carpets, curtains, blinds, light fittings, garden furniture, garden statutory and electrical appliances are specifically excluded from the sale. These items are available subject to separate negotiation.

Easements, Wayleaves and Rights of Way:

The Estate will be sold subject to and with the benefit of all existing rights, both public and private, including rights of way, supply, drainage, water, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not. There are no public Rights of Way on the Estate.

VAT: Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be paid for in addition to the purchase price.

A small area including the Farm Buildings was opted to tax for VAT. Therefore a relevant apportioned element of the sale price will be subject to VAT at the standard rate.

Postcode: TN22 5XR

EPC's:

Isfield Place – Band F

Chapel Flat – Band E

Gate Lodge – Band F

Butler's Cottage – Band E

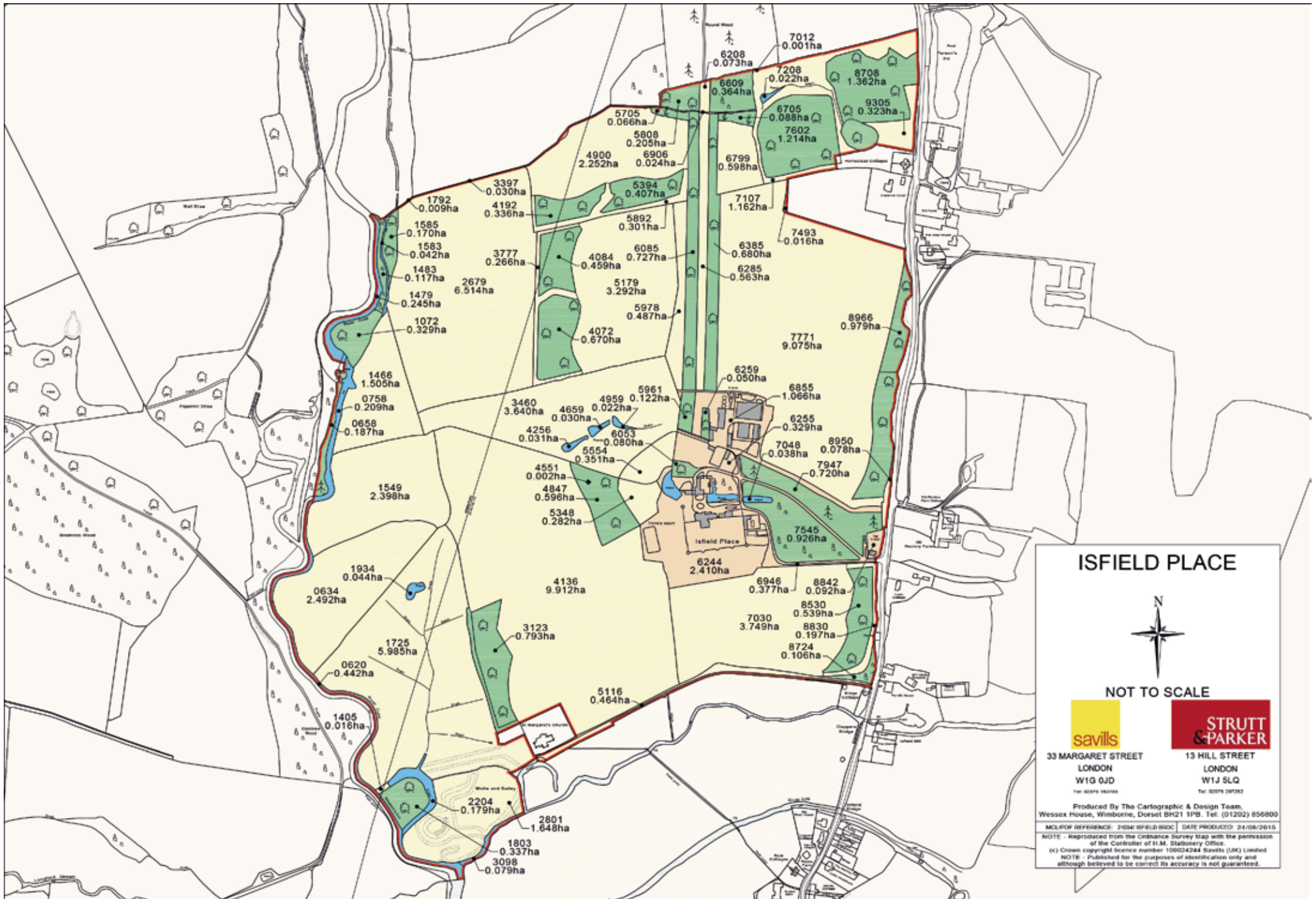
Copies of the Energy Performance Certificates are available upon request.

Directions

From the M25, junction 7, take the M23 south. Leave the M23 at junction 10 and take the A264 east, signposted East Grinstead. At East Grinstead take the A22 south towards Uckfield. Join the A26 at Uckfield and continue south. Pass through Little Horsted and after approximately ½ mile turn right into Horsted Lane. After another ½ mile turn right onto Station Road, past the former railway station. The entrance to Isfield Place can be found after approximately 1 mile on the left hand side.



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ISFIELD PLACE



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