

CHURCHILL  
COUNTRY & EQUESTRIAN



GASSONS FARM  
HAILSHAM, EAST SUSSEX

# **GASSONS FARM, RICKNEY LANE, DOWNASH, HAILSHAM, EAST SUSSEX, BN27 2RP**

An attractive 5/6 bed extended farmhouse, beautifully presented with views across its own land and an excellent equestrian set up spanning approximately 12.28 acres. The property includes 38 boxes and two 20m x 40m sand schools. Available as a whole or in two separate lots.

- Operating as a successful riding school
- Flexible configuration for 38 stables
- Character 5/6-bedroom property with smart, modern rear extension
- Thoughtfully enhanced throughout
- Newly fitted bathrooms and kitchen
- Large utility room
- Scope for an annexe within the main residence
- Spacious south-facing summer lounge with of the South Downs
- Four reception rooms
- Three shower rooms and one family bathroom
- Large, attractive ponds
- Quiet semi-rural setting



## **Lot 1. Gassons Farmhouse with some 2.4 acres, Guide price £1.15M**

This charming property perfectly marries the old and the new, featuring a characterful farmhouse seamlessly integrated with a spacious, modern extension at the rear. The property boasts an attractive front aspect and ample parking space for multiple vehicles.

The side entrance hall leads to a downstairs bedroom and bathroom with a shower room, making it ideal for use as an annexe or groom's accommodation.

The bright and spacious open-plan kitchen/breakfast room features a modern country kitchen equipped with a Belling cooker, a range of fitted cabinets, and double doors opening onto the patio area and garden.

The triple-aspect summer lounge offers stunning views over the expansive garden, land, and the South Downs. Additionally, a generously sized utility/boiler room with laundry facilities is conveniently located.

The spacious main hallway, centrally located, connects all the rooms within the home. The original part of the house includes a games/playroom and an office, both showcasing characterful features such as a beamed ceiling and a large inglenook fireplace with a fitted log-burning stove.

Upstairs, you will find four double bedrooms, two with ensuite shower rooms, and a family bathroom featuring a large free-standing bath.

## **Lot 2. Equestrian facilities with some 9.88 acres, Guide price £450,000**

An expansive and versatile equestrian set up with plenty of scope to reconfigure the stabling to meet a buyer's requirements.

The property boasts some extensive equestrian outbuildings and two all-weather arenas. Operating as a fully licenced and successful riding school and livery yard, there are some 38 boxes, a generous parking area and some 9.88 acres.

The two floodlit arenas both measure 20m x 40m, one with sand surface and the second sand and rubber, situated side by side these could easily be combined into one large arena. The 38 boxes are of varying sizes and configurations, with a mix of brick and wooden stable blocks as well as a barn housing 6 internal stalls. The yard also includes an office space, plenty of storage, and the potential for W/C and shower facilities.

The land extends to some 9.88 acres of well-divided pasture with paddocks featuring post and rail fencing, mature trees, and hedges to the perimeter.



#### Location

Gassons Farm is situated off a tranquil country lane, just a short drive from Eastbourne and Hailsham. The mainline rail stations of Polegate and Battle provide convenient access for London commuters.

The area offers a selection of schools to suit various needs, including Bede's, Eastbourne College, Battle Abbey, and Mayfield School for Girls.

Eastbourne boasts beautiful and expansive beaches, along with opportunities for sailing, and offers fantastic walking and riding experiences across the South Downs.

Nearby show centres are Golden Cross, 5 miles and Brendon Stud & Pyecombe, 20 miles.

#### Further Information

**Services:** Mains water, electricity, Oil fired heating, Private drainage.

**Local authority:** Wealden District Council

**Tax Band:** E

**EPC:** Band C

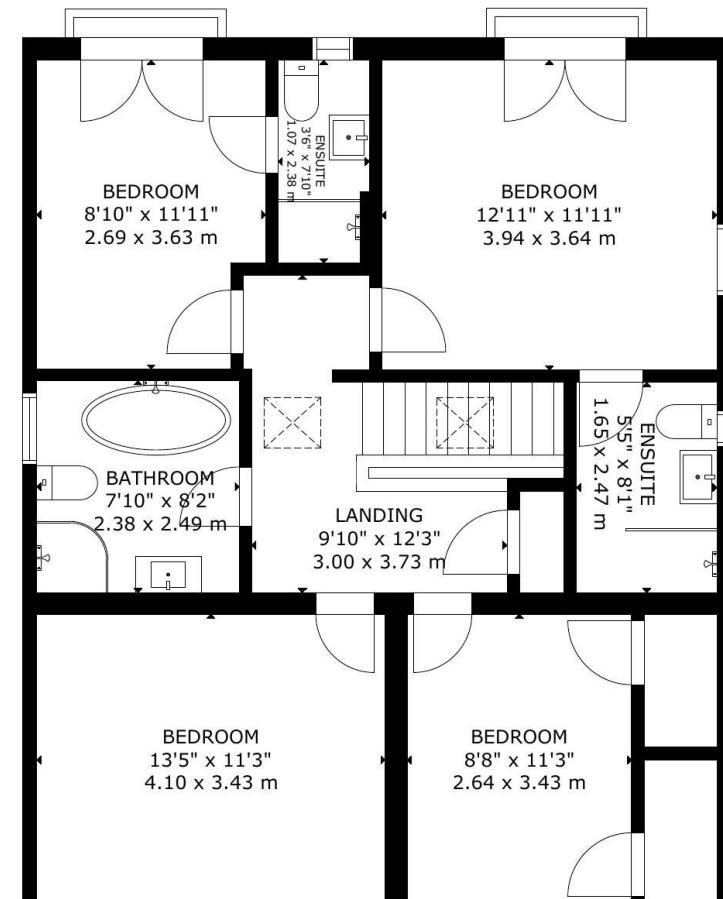
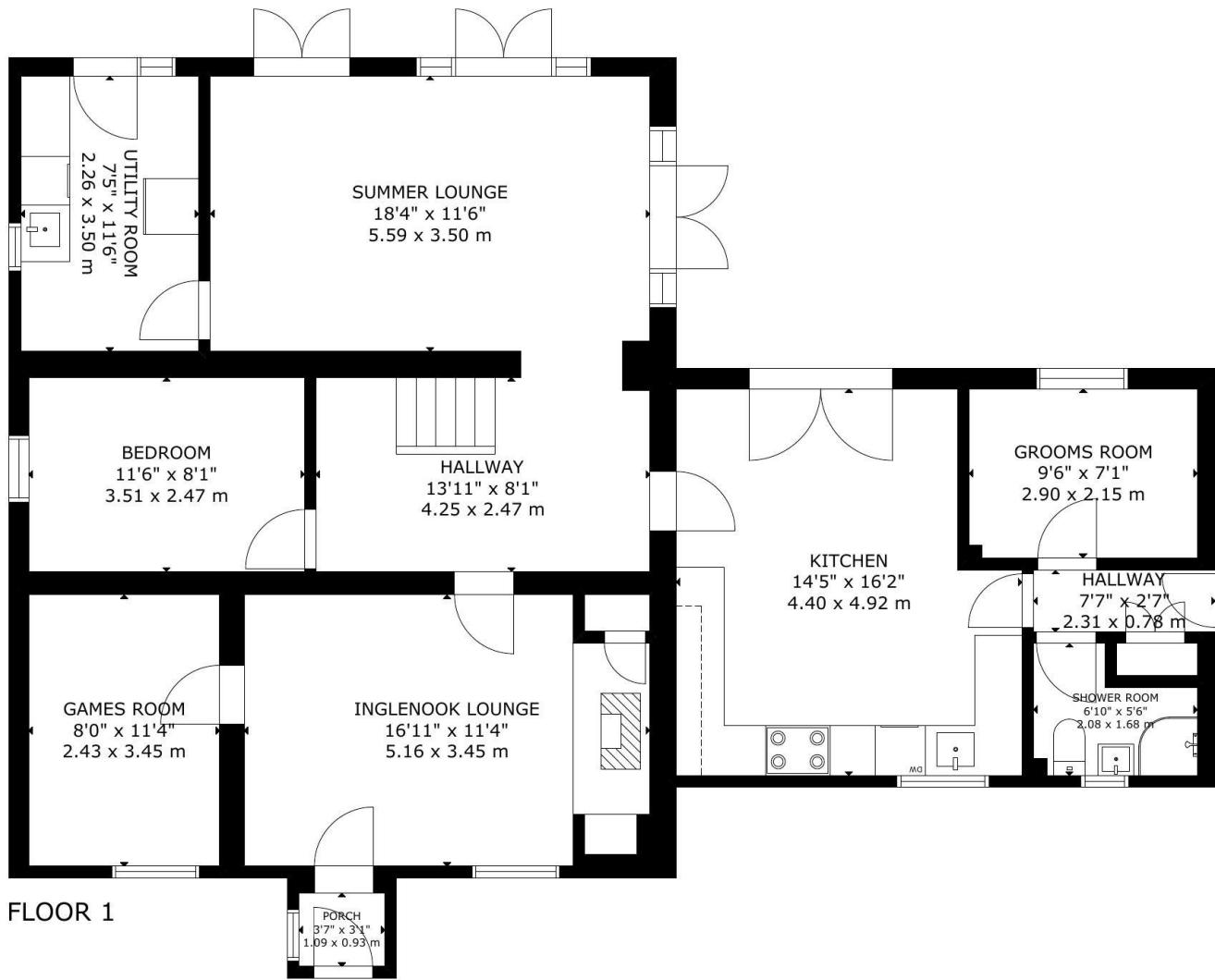
**Tenure:** Freehold

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents









GROSS INTERNAL AREA  
TOTAL: 194 m<sup>2</sup>/2,087 sq ft  
FLOOR 1: 114 m<sup>2</sup>/1,231 sq ft, FLOOR 2: 80 m<sup>2</sup>/856 sq ft  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>/11 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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**Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.