



# EQUUS

*Country & Equestrian*



SILVER PINES



## Silver Pines, Holtye Hill, Cowden, Nr. Edenbridge, Kent TN8 7EL

**New Price - EQUESTRIAN PROPERTY - WITH LAND - OUTBUILDINGS** - Secluded location - A detached country and equestrian property offering multi-generational family living as well as Airbnb options. Extending to just under 4000sqft set in 7.6 acres ("TBV") The versatile interior is currently divided to provide 3/4 self-contained living spaces, in total 5/6 bedrooms, 4 reception rooms, 4 kitchens, and 4 shower/bathrooms. The property has been the subject of complete refurbishment and re-modelling to a high standard by the current vendors incorporating many eco-friendly aspects. The four independent living spaces within the house can remain separated or be easily re-integrated to suit the needs of the incoming occupants.

The well-equipped equestrian facilities at the location include a large American barn with 5 foaling boxes/stables, kitchen, tack room and wash down point, further 4 large ancillary garages/workshops/outbuildings which could be converted for more stabling or multiple other uses, a professionally installed 40m x 30m riding arena and well drained paddocks divided by electric fencing. For riding out there is direct, easy access onto an extensive network of bridle paths stretching to nearby Ashdown Forest to the south and Dry Hill to the north.

Outside a private driveway to the front leads to an expansive parking area and garaging with picturesque gardens offering a burst of springtime colour with mature banks of rhododendron and camellia and woodland.

The property occupies a picturesque countryside location in the High Weald AONB on the East Sussex, Kent and Surrey borders, directly facing Holtye Golf Course and with spectacular views to the rear over its own grounds and beyond.

### WHAT THE AGENT SAYS

More than one generation living under the same roof is a growing trend, but whilst elderly relatives moving in with family might not be a new phenomenon, adult children staying at home for longer, or moving back home with their parents after university, is on the rise.

For many, multigenerational living provides a solution to a shortage in affordable housing and high rental costs and according to the Office for National Statistics, the number of young adults aged 20 to 34 in the UK sharing a home with their parents remains at its highest for over 20 years.

### SITUATION & AREA AWARENESS

The property is set in countryside location in the High Weald AONB with the Ashdown Forest less than 4 miles to the south. For the rider, Felbridge showground is 9 miles to the west, Hickstead is 26 miles to the south, and Locksminers, Felcourt and East Bysse cross country courses are all less than 8 miles away. The pretty village of Cowden is about 1 mile distant with St Mary's Church, village hall, and 'The Fountain' public house. Hartfield is 4 miles and Forest Row is 6 miles away, offering local amenities including shops and restaurants. More comprehensive shopping and recreational facilities are available in East Grinstead, 5 miles to the west, or Royal Tunbridge Wells, 8 miles to the east. The M25 junction 6 is about 13 miles to the north, central London is only 35 miles and for the international traveller Gatwick Airport is about 15 miles distant. For the commuter there are rail stations connecting to London at Cowden, Dormans and Lingfield within convenient driving distance. There are several highly regarded state and private schools in the area including Lingfield College, Brambletye School (East Grinstead), Michael Hall School (Forest Row), Worth School (Turners Hill), Cumnor House (Turners Hill), Ardingly College (Haywards Heath), Tonbridge School and the Kent grammar schools. The nearest primary schools are in Hartfield, Withyham and Hever. Sport & Leisure: Racing at Lingfield, Plumpton and Fontwell, golf at Royal Ashdown, Hever, Holtye and Sweetwoods Park, sailing and water sports at Bough Beech and Weir Wood reservoirs.

### ACCOMODATION

REFER TO THE FLOOR PLAN WHICH ARE COLOUR CODED FOR EASE OF READING.

#### MAIN HOUSE - LIGHT PEACH

Reception HALL with rooms leading off - BEDROOM 1, with DRESSING ROOM behind or additional BEDROOM if required as a child bed/nursery. KITCHEN - fully fitted with assorted base and eye level units, triple aspect, space for range cooker, extractor hood over, and space for dishwasher and washing machine.

RECEPTION ROOM – large room with doors out to rear balcony and views over rear garden, wood burning stove with back boiler linked to the heat store. BEDROOM 2 – facing the front drive. BEDROOM 3/DINING ROOM – this room could be re-opened to the RECEPTION ROOM. BATHROOM – bath with shower over, WC and wash hand basin.

#### STUDIO - GREEN

This has been used as a STUDIO/ SOFA BED/RECEPTION ROOM. Small KITCHEN - fully fitted with assorted base and eye level units, and space for cooker, extractor hood over, and dishwasher. It can connect to the hallway to the light peach apartment 1 via the bathroom door. BATHROOM – bath with shower over, WC and wash hand basin. Door out to rear balcony with views over the rear garden, open wood fire.

#### GRANNY ANNEXE - BLUE

Reception HALL. Large double aspect KITCHEN - fully fitted base and eye level units, spaces for washing machine, dishwasher and tumble drier, stainless steel sinks, integral cooker, electric hob and extractor over. SHOWER ROOM – walk in shower, WC and wash hand basin. Heated towel rail. RECEPTION ROOM – doors out to the rear balcony and rear/side views of the garden and paddocks. Inner hall giving access to the main house, studio and stairs to lower ground apartment.

#### LOWER GROUND FLOOR ANNEXE – YELLOW

Access from the side of the property with lovely courtyard area overlooking the rear gardens and pond. Large double aspect RECEPTION ROOM – woodburning stove with back boiler linked to the heat store, open plan SITTING AREA, DINING AREA and well fitted KITCHEN - fully fitted base and eye level units, space for dishwasher, stainless steel sinks, space for range cooker.

#### SWIMMING POND

Man made natural swimming pond with covered, decked entertaining area to the side and ladder steps to a wonderful swimming area. Water is gathered from the roofs as well as the mains when needed. There is a storage tank and pump which provides the circulation and water level control. Water is kept clean and clear by plants in the pond planting area. The water is not heated and needs no chemicals and overall is left alone. Maintenance amounts to an annual cutting of the planted area to remove nutrients and removal of some submerged plants.

#### EQUESTRIAN FACILITIES / GARAGES & OUTBUILDINGS

Refer to the plans for shape and sizes.

The paddocks are fenced by mains-powered electric fencing. Water is laid to troughs in each area. Hard



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Surface tracks allow easy access to the paddocks and the riding arena.  
**OUTDOOR RIDING ARENA** – 30m x 40m – post and railed, well-drained and surfaced with a sand and 'Combi-ride' stabilising fibre mix topped with rubber crumb.  
**AMERICAN BARN** – 5 stables, 4 of which are foaling size. Tack room and separate kitchen with sink, work units, and secure feed store. Water points outside. Further storage shed, open pole barn for hay and bedding, and store.  
**GARAGE/WORKSHOP 1** – brick constructed. **GARAGE/WORKSHOP 2** – part brick part timber constructed, space for one tall vehicle or horsebox. **GARAGE/WORKSHOP 3** – timber constructed, fully insulated, accessed by two electrically powered doors, space for 6 vehicles. **GARAGE/WORKSHOP 4** – fully insulated. **STORE**. All garages have mains power installed.  
 Extensive parking area for 10 vehicles.

#### LAND AND GROUNDS

There are two titles of which the main title is all the gardens, grounds, property and outbuildings. The second title is a small parcel of land at the entrance/verge and first part of the drive. The acreage and or land shown or stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot(s), they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited/qualified company who can measure the area for a compliant Land Registry Title Plan.

**BRIDLEWAYS / CYCLE PATHS / FOOT PATHS** etc – the property is well-served by an extensive network of bridleways, cycle paths and footpaths. There are no footpaths or rights of way across the property.

#### MATERIAL INFORMATION

**TENURE:** Freehold  
**PROPERTY TYPE:** Detached property  
**PROPERTY CONSTRUCTION:** Brick / block  
**NUMBER & TYPE OF ROOM/S:** 5/6 bedrooms / 4 receptions / 4 kitchens/ 4 shower/bathrooms | see attached floor plans.  
**PARKING:** Multiple / off road / x4 garages  
**FLOOD RISK:** Zone 1  
**TITLE NUMBER/S:** x 2 titles  
**LOCAL AUTHORITY:** Wealden District Council  
**TAX BAND:** Main house - light peach - G. Studio – green – not tax banded. Granny Annexe – blue - A. Ground Floor Annexe - yellow - A.  
**EPC RATING:** x3 EPC. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

#### SERVICES

**HEATING:** Oil fired with additional back boiler solid fuel wood burners and economy 7 to 2 heat storage

tanks, for hot water and central heating. Heat exchanger ventilation system to all kitchens, bathrooms and living areas. Each dwelling has separate heating control.  
**SEWAGE:** Private clear water system (Klargester).  
**WATER SUPPLY:** All mains and feeds entire site.  
**ELECTRICITY SUPPLY:** Mains single phase  
**BROADBAND:** x2 fibreoptics to the dwelling. see useful website links for speed etc.  
**MOBILE COVERAGE:** see useful website links for available networks.  
**OUTBUILDING/S SERVICES**  
**WATER SUPPLY:** Mains  
**ELECTRICITY SUPPLY:** Mains

#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents/restrictions/history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:  
[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

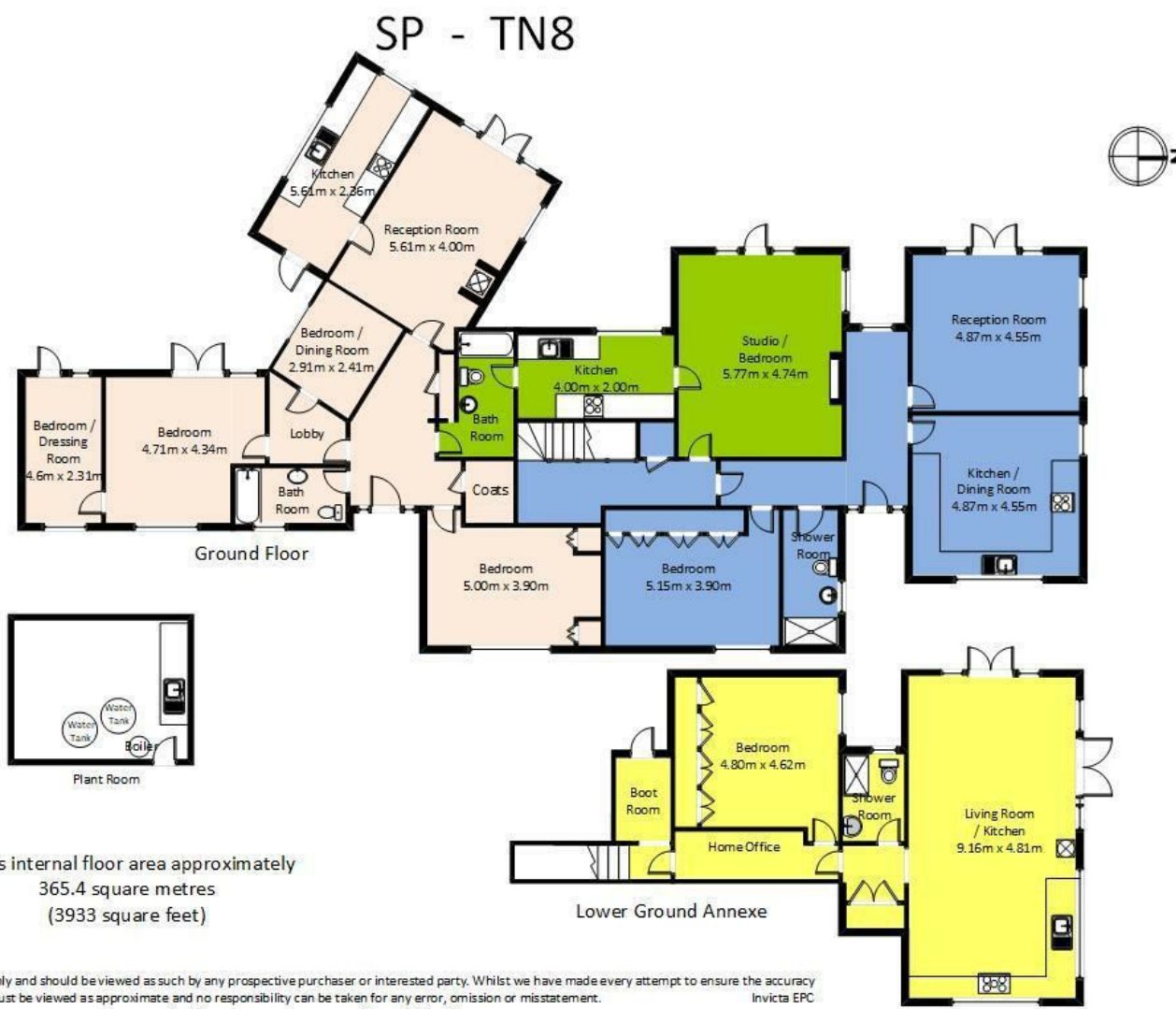
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 By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times.

#### DIRECTIONS

Use the postcode TN8 7EL. The property is well screen and set back from the lane and between hedging, A small Red Post Box sits to one side of the drive.

**Guide price £1,595,000**





This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

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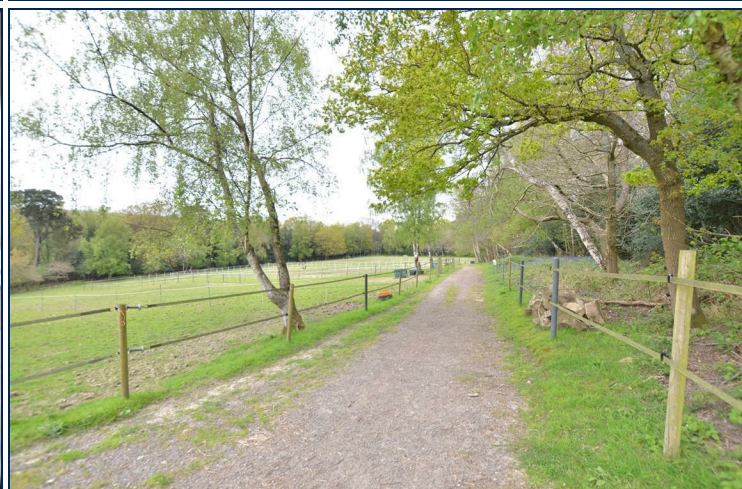


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs | 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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

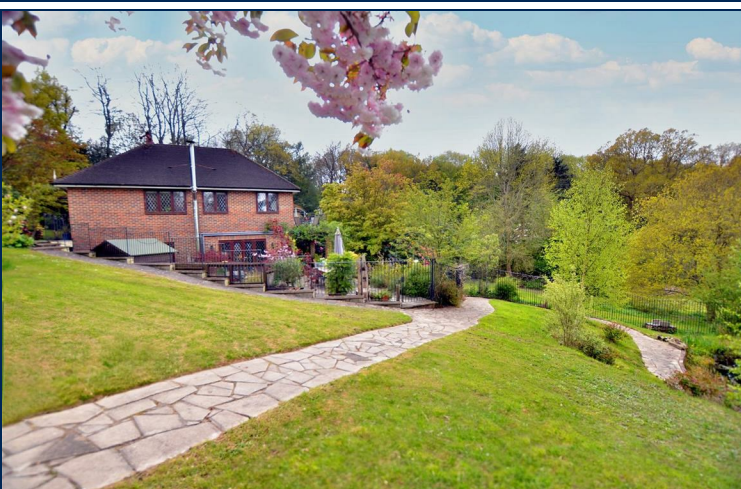
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