

Hayesland Farmhouse Ludley Hill

Peasmarsh, Rye, TN31 6XP



**Hayesland Farmhouse Ludley Hill, Peasmarsh,
Rye, East Sussex TN31 6XP
Price Guide : £1,750,000**

A 5 bedroom country home in the heart of the Tillingham Valley offering exquisite views and grounds, a pool, stables, income generating cottage, and the rare luxury of its own helicopter landing spot !

An Exceptional Home Defined by Landscape and Lifestyle

Nestled in the heart of the Tillingham Valley, within a designated Area of Outstanding Natural Beauty, this exceptional detached 1930's home combines timeless character with comfortable, modern living, offering a lifestyle defined by space and peace. Surrounded by uninterrupted, far-reaching countryside, the property invites daily enjoyment of ever-changing skies and rolling landscape.

Beautifully presented throughout, this five-bedroom, three-bathroom house has been carefully improved over 17 years, creating interiors that feel both stylish and welcoming. The accommodation is highly flexible, easily adapting to different lifestyles, whether as a large family home, a base for multi-generational living, or a space for dual occupancy. Practicality sits hand in hand with this flexibility, with a double garage, adjoining workshop, and plenty of off-street parking supporting everyday living and more ambitious pursuits.

Set within approximately 1.67 acres, the gardens and grounds wrap around the house, offering complete privacy and a strong connection to the landscape. Days unfold at a relaxed pace here, whether enjoying the swimming pool, entertaining against sweeping views, or simply taking in the calm surroundings.

The outbuildings further enhance the lifestyle on offer. A charming holiday cottage, currently generating income, could also serve as a self-contained annexe for family or guests. For those drawn to country living, two stables and paddocks provide an ideal setting for ponies or other animals, while a designated helicopter landing spot in one of the paddocks adds a touch of adventurous convenience, or simply a fun talking point ! Tucked away between the sought-after villages of Udimore and Peasmarsh, the property offers the perfect mix of privacy and accessibility, with the historic Cinque Port town of Rye, known for its independent spirit, coastal charm, and lively food scene, just a short distance away.

This is more than a home; it is a lifestyle defined by space, beauty, and quiet privilege – one that can only truly be appreciated in person.

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Situation & Lifestyle:

Set in the heart of the Tillingham Valley, this property lies just under two miles from the charming village of Udimore and four miles from the pretty village of Peasmarsch. The historic Cinque Port town of Rye (6.6 miles) is a short drive away, offering cobbled streets, period architecture, and a vibrant yet quintessentially English atmosphere. Here, a delightful mix of independent shops, cafés, restaurants, and galleries can be enjoyed, alongside a range of cultural and leisure pursuits. Additional amenities are available in Hastings, Battle, Tenterden, and Ashford.

The surrounding countryside and coastline provide an exceptional lifestyle playground. From sailing and tennis clubs to renowned links golf courses, riding, kite surfing at Camber Sands, fishing at Winchelsea Beach, and scenic walks across rolling hills, there is no shortage of outdoor pursuits. Wine enthusiasts are also drawn to the nearby organic Tillingham Wine Estate, offering vineyard tours, dining, and a celebrated destination experience. Families will benefit from the area's excellent schooling options, including a selection of highly regarded independent schools alongside well-rated local primary schools.

For commuters, Rye station provides convenient connections to Ashford International, with high-speed services to London St Pancras in around 37 minutes, perfectly combining accessible city links with the peace and beauty of countryside and coastal living.

"Hayesland Farmhouse" greets you with a welcoming hall, setting the tone for a home that perfectly blends 1930's charm with modern comfort. Warm oak and parquet floors flow throughout the ground floor, creating a sense of elegance and inviting warmth.

At the heart of the house, the bespoke kitchen and breakfast room is fitted with high-end appliances and ample storage, with space for casual dining, all while enjoying uninterrupted countryside views. The formal dining room sits alongside the kitchen and flows seamlessly into the large sitting room, centred around a fireplace with a multi-fuel burner. Every ground-floor room is framed by expansive windows, offering glorious vistas across the Tillingham Valley and the surrounding gardens.

Practicality is beautifully integrated, with a utility-cum-bootroom and cloakroom. A side extension completed in 2018 is currently arranged as a snug with an adjoining contemporary shower room. This flexible space could easily serve as a fifth bedroom, ideal for dual-occupancy living, with the added benefit of separate external access.

Upstairs, a spacious landing provides an ideal study area and leads to four beautifully presented double bedrooms. The principal suite is a true retreat, with a luxurious en-suite featuring a freestanding bath and sweeping valley views. Every bedroom on the first floor, like those below, is oriented to take full advantage of the far-reaching vistas, creating a feeling of light, space, and connection to the landscape.

A traditional, well-appointed family bathroom completes the accommodation. Additional storage and potential is provided by a large accessible attic space, while a substantial boarded loft offers significant opportunity for further accommodation, subject of course to the necessary consents.



Holiday Cottage

The property also includes a beautifully crafted holiday cottage, currently generating a regular income. With its own driveway, private access, and garden, the cottage enjoys complete independence while offering the same far-reaching, breathtaking views as the main house.

Inside, an open-plan living space combines a fitted kitchen with a sitting and dining area, perfectly positioned to take in the panorama and opening seamlessly onto a sun drenched patio. A hallway and cloakroom complete the ground floor, while upstairs a generous double bedroom and contemporary shower room provide stylish, comfortable accommodation. Equally, the cottage offers exceptional flexibility, making a superb annexe for additional family members or guests, combining privacy with proximity to the main house.

Grounds & Outbuildings

Set within approximately 1.67 acres (to be confirmed) of beautifully landscaped grounds, the property offers a quintessential English country experience with a variety of spaces to relax, entertain, and enjoy the sweeping valley views.

To the south, a 32 ft by 16 ft swimming pool sits alongside an oak-framed gazebo, perfect for al fresco dining, summer barbecues, or simply soaking up the tranquillity of the surroundings.

The grounds gently slope down to two paddocks, one planted with productive fruit trees and a rewilded area to encourage wildlife, the other featuring a marked circle in the grass, currently used as a helipad. Two stables provide a haven for ponies or other animals, and a large greenhouse and vegetable plot offer the perfect opportunity for those wishing to live the good life. A pond further attracts wildlife, adding to the natural charm.

Separate access from the road makes the paddocks easily manageable, while a gate to the rear of the property opens onto farmland, offering an abundance of scenic walks.

A double garage with twin electric roller doors offers secure, stylish parking, ideal for a car enthusiast, and an attached workshop provides further versatility. A driveway leads to the front of the house and garage, completing a setting where practicality, lifestyle, and rural charm coexist effortlessly, creating a property that is as inspiring to live in as it is to admire.

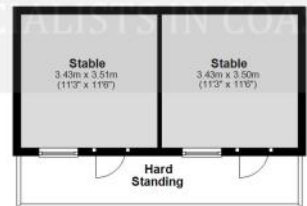
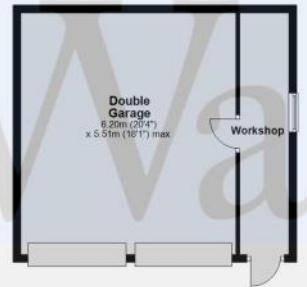
Services: Mains: water and electricity. Oil fired central heating to main house. Electric heating to holiday let. Private drainage. EPC Rating: E. Local Authority: Rother District Council. Council Tax Band: G.

Location Finder: what3words: ///peachy.verse.villager





Outbuildings
Approx. 88.7 sq. metres (954 sq. feet)
(excluding Hard Standing)



Holiday Cottage
Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 360.1 sq. metres (3876.6 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.





