



Upper Cowden Farm, Five Ashes., Mayfield, TN20 6HN

£1,175,000
**MANSELL
McTAGGART**
Trusted since 1947

Upper Cowden Farm

Five Ashes, Mayfield

A beautifully positioned four bedroom detached barn conversion with planning permission to dramatically improve the property to create an outstanding property. Situated in an elevated position enjoying stunning far reaching views towards the adjoining countryside. Occupying 9.36 acres with two lakes, several ponds, woodland and meadow land/paddocks and a fabulous range of substantial barns and outbuildings.

Upper Cowden Farm is a unique barn conversion found at the end of a long private driveway between the paddocks/meadow land. The property was formerly a fishery and carb farm. Planning permission has been granted to extend and reconfigure the existing accommodation to provide a stunning, contemporary living space over two storeys. Further details can be found on the Wealden District Council website using the reference: WD/2024/2182/F. There are number of substantial outbuildings which serve a number of purposes, in particular, a 1092.32 sq ft dairy and cow shed. The lakes and ponds are just breathtaking, and with the property lying it is in elevated position, it enjoys spectacular views across the grounds and the neighbouring countryside beyond.





Upper Cowden Farm

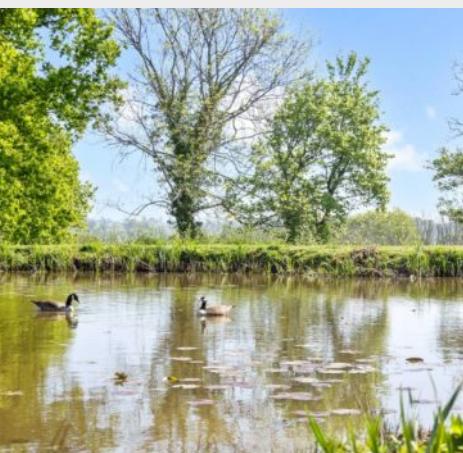
Five Ashes, Mayfield

The property is entered via an entrance porch which continues through to a hallway, there is a kitchen to one side, a cloakroom and a generous size bedroom. The first floor provides a largely open plan living area enjoying rural views, made up of a sitting room and dining room which has access to the gardens. There is an inner hallway with four bedrooms and a shower room. Adjoining the property at the same level is a utility room and store.

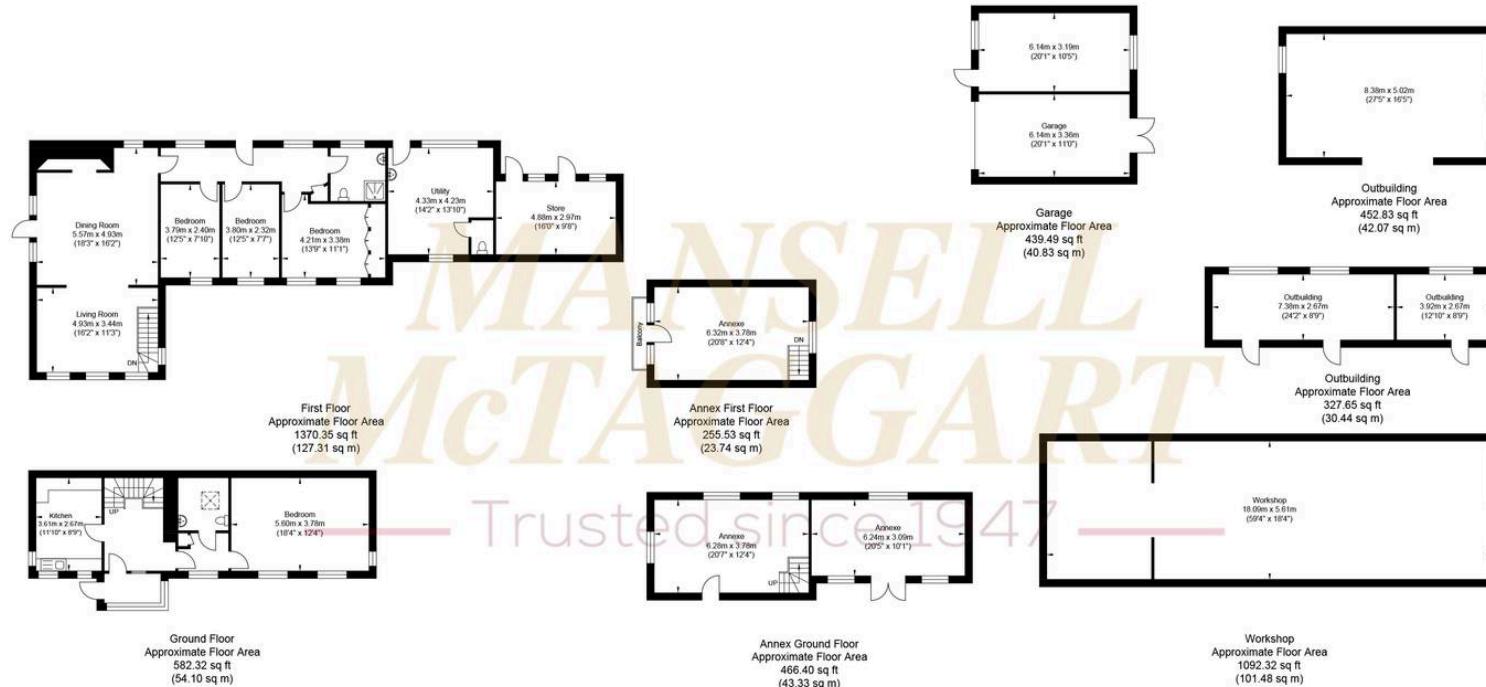
The planning permission granted, transforms the property magnificently. Creating a kitchen, cloakroom and living room on the ground floor, whilst the first floor has a large gallery, sitting room, a snug with bi-fold doors opening to an impressive terrace and four bedrooms and three bathrooms. The principal bedroom is impressive and has a dressing room leading through to the en-suite bathroom.

Council Tax band: G

Tenure: Freehold



Dennis Lane



Approximate Gross Internal Area (Including Annex) = 248.48 sq m / 2674.60 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.