



PELLBROOK HOUSE,
HAMSEY, LEWES, BN8 5TA

JACKSON-STOPS 



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A BEAUTIFUL AND SUBSTANTIAL
COUNTRY HOUSE, SET IN A GLORIOUS
RURAL LOCATION IN THE HEART OF
THE SUSSEX COUNTRYSIDE.



KEY FEATURES

- An impressive, detached family home set in circa 1.4 acres of gardens and grounds.
- A grand reception room, an elegant drawing room, games and garden rooms.
- Seven bedrooms and four bathroom / shower rooms.
- Versatile accommodation and easily adapted for multi-generational living.
- A lovely double aspect kitchen and larder.
- Stunning landscaped gardens and grounds including a summer house, Sussex Barn style double bay garage, outbuildings and stores.

PROPERTY INFORMATION

- Services: Mains water and electricity. Oil-fired central heating. Borehole for private irrigation (cess pit), private drainage.
- Council Tax Band H
- EPC Rating E
- Lewes District Council
- Viewing: Only by appointment with Jackson-Stops 01444 484400.

PELLBROOK HOUSE

Pellbrook House was originally built as the rectory for Hamsey Church. The property is a substantial detached family home which dates back to 1922, with later additions and occupies a wonderful rural position, adjoining open fields and is just two miles from the centre of the historic market town of Lewes, East Sussex.

The property offers extensive accommodation over two floors, with a striking reception room at its heart, currently used as a formal dining room and entertaining space with a large central roof lantern flooding the space with natural light. The room has beautiful solid wood flooring and a Sonos sound system, ideal for entertaining on a grand scale, reminiscent of a bygone era.

In addition, there is a beautiful formal drawing room with a garden room leading off it. There is a well-appointed kitchen/breakfast room with a built-in larder and utility room. The property also boasts a large games room designed for family life and relaxation, currently housing a pool table, table tennis, seating areas and entertainment screens. The ground floor also features a study/sitting room used as a snug and a formal study, perfect for working from home.

Leading up the stairs are six bedrooms, including a principal bedroom suite with a plethora of fitted storage, a generous ensuite bathroom and views across the gardens and grounds beyond. There is a guest suite with ensuite shower room, four additional bedrooms all with built-in storage and a well-appointed family bathroom. Accessed off the rear of the house is an upstairs kitchen, shower room and living/bedroom space, perfect for multi-generational living or ancillary accommodation for staff and family.

SITUATION

Pellbrook House is situated in the rural hamlet of Hamsey, in the South Downs National Park and just two miles from the famous market town of Lewes. The popular village of Offham which is just half a mile away has a farm shop, and garage and Cooksbridge railway station is just 1.2 miles to the north, ideal for commuters.

The historic county town of Lewes provides an extensive range of restaurants, shops and recreational facilities including the Depot Cinema. In addition, there are three supermarkets including Waitrose. Lewes mainline station is just 2.5 of a mile from the house with direct services to Central London, Gatwick and Brighton. Lewes is the largest town within the South Downs National Park which provides wonderful scenic walks.

There is an excellent selection of both state and public schools within easy reach. State schools include Western Road and Southover





Primary Schools, East Sussex College and BHASVIC. Public schools in the area include Lewes Old Grammar School, The Annan School, Brighton College and Eastbourne College.

The surrounding countryside and the South Coast provide a vast range of sporting and recreational activities, including golfing, cricket and local football clubs, country walks and riding schools. The South Downs National Park is right on your doorstep, and the renowned Glyndebourne Opera House is just to the north. The vibrant city of Brighton and Hove is just 10 miles away and has a thriving cultural arts scene and an abundance of shopping and entertainment facilities.

OUTSIDE

Pellbrook House is approached via a country lane from the main road, over which Pellbrook House has rights of access. Leading up a large tarmac driveway there is parking for several vehicles and a Sussex Barn style double bay garage. The former stables are used as machinery storage and workshop, incorporating a borehole access and pump controls. A further outbuilding was granted planning permission in 2022 to convert it to a single storey holiday let or as additional accommodation, please ask the agent for details.

The borehole provides irrigation for the beautiful, mature and formally landscaped gardens, which include a very productive kitchen garden, fruit trees, mature specimen trees and herbaceous and perennial borders.

The property sits within its own land, surrounded primarily by lawns and faces south. There is a summer house, a greenhouse, a potting shed and two further sheds. Adjoining the house is a paved terrace ideal for entertaining and alfresco dining which is private and secluded. The house is surrounded by Sussex farmland and is set in circa 1.44 acres of glorious gardens and grounds.



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TOTAL APPROX. FLOOR AREA

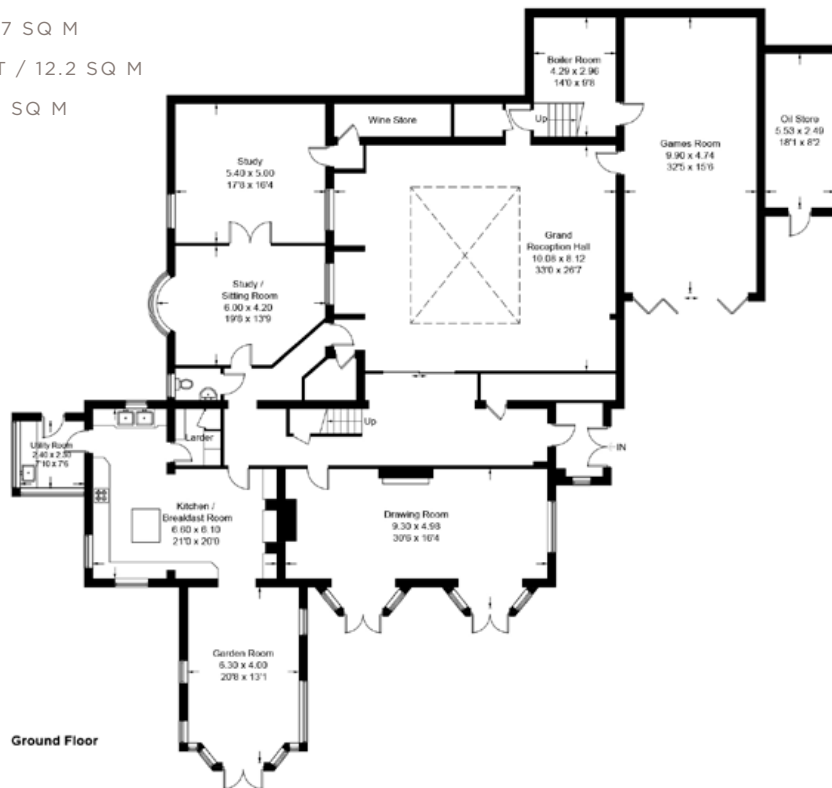
MAIN HOUSE = 6137 SQ FT / 570.2 SQ M

GARAGE / WORKSHOP = 581 SQ FT / 54.0 SQ M

CARPORT = 417 SQ FT / 38.7 SQ M

SUMMER HOUSE = 131 SQ FT / 12.2 SQ M

TOTAL = 7266 SQ FT / 675.1 SQ M



Ground Floor



First Floor



First Floor

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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