

INIGO



Cottenden Farmhouse

STONEGATE, EAST SUSSEX

£1,895,000 FREEHOLD

Dating to the 18th century and nestled within the tranquil village of Stonegate, East Sussex, this Grade II-listed farmhouse is firmly rooted in its rural landscape. Its living spaces span almost 4,000 sq ft across two storeys, with five generous bedrooms and four reception rooms. Carefully renovated by the current owners, the interiors complement a wealth of well-maintained original features, including sash windows, timber floorboards, wall panelling, exposed beams and elegant fireplaces. Around 1.7 acres of landscaped grounds surround the main building and are home to two summer houses, a tennis court and a collection of versatile outbuildings. Despite its tranquillity, travel to larger centres is made easy by the proximity of Stonegate station, a four-minute drive away, which runs services to London in around an hour.

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Setting the Scene

Stonegate lies at the historic crossroads of two Roman roads, set high on a hill within the High Weald Area of Outstanding Natural Beauty, on the upper reaches of the River Rother. One of the best-preserved medieval landscapes in northern Europe, the region is defined by a tapestry of rolling sandstone hills, abundant woodlands, and a dense network of ancient routes.

Cottenden Farmhouse occupies a prominent corner plot at the edge of the village, bordered by iron railing and mature hedging. Rising across two storeys, the white-painted brick façade is punctuated by sash windows with original glazing bars and topped by a hipped tiled roof. Added in the 19th century, the south-east wing extends toward the rear gardens.

The Grand Tour

Past the front gate, the house is approached on foot via a central walkway flanked by lovingly maintained grassy lawns, while access by car is via a driveway, leading to the parking space. The front door opens a welcoming reception hall on the ground floor, with beautiful quarry tiles in earthy tones extending underfoot - a nod to the home's rural character.

There are four reception areas on this floor, defined by a harmonious palette of natural tones and considered materials that seamlessly complement and enhance the well-preserved original features.

To the right lies the expansive drawing room, where a thoughtful layering of textures, tones and materials lends a distinctive imprint to the interiors. A brick inglenook fireplace sits at its heart, while spectacular exposed beams trace the ceilings above. Coral-painted walls surround the room, while sisal carpet provides a gentle texture. Natural light pours in from sash windows on two aspects.



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Opposite across the hall is a substantial dining room, where crisp white walls and painted floorboards amplify the sense of openness. A large east-facing sash window frames leafy views of the surrounding gardens, drawing the outside in. With pared-back interiors, the gaze is drawn to a striking, floor-to-ceiling wall library that runs the width of the room, with space for an extensive book collection. On one side, a wood-burning stove brings warmth during the colder months.

The inner hall flows into a farmhouse-style kitchen and breakfast room to the rear, with French doors opening onto the outside terrace. White-painted tongue and groove panelling lines the walls, while newly installed and extra-wide oak floorboards from Charles Lowe are warmed by underfloor heating. Taps from Perrin and Rowe have been added to a butler sink perfectly positioned beneath a garden-facing window.

Bespoke solid wood units from family-run company The Wood Works extend to a large breakfast counter, topped by Corian worktops. The double Belfast sink is set beneath a wide window that captures views of roses, mature trees and the rolling hills of the South Downs in the distance. Integrated appliances by Bosche and Rangemaster include a six-hob beneath a tiled splashback.

Tucked in a corner of the generous breakfast area is a romantic window seat with views of the garden, perfect for reading or unwinding. The space is complete with a practical walk-in larder and additional cupboards. The adjoining utility room is well-appointed with new units and an integrated washing machine and dryer, while the neighbouring cloakroom is connected to the gardens, offering easy flow between outside and in.

The relaxed living room is at the rear, with high ceilings, expansive views of the countryside and a wonderfully peaceful atmosphere. The walls are painted in a delicate 'Pink Ground' by Farrow and Ball, and sisal has been added underfoot. The seating area is anchored by a wood-burning stove set within a fireplace.

Accessed from the hallway is the cellar, split into two rooms, one of which has a door connecting to the garden.

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Two staircases provide access to the five bedrooms on the first floor. The principal bedroom is secluded at the rear of the plan. Dual-aspect and generously proportioned, it is finished in a powder blue shade by Farrow and Ball ('Selvedge') with light-toned carpeting underfoot. East-facing sashes frame far-reaching views of the countryside, bathing the room in gentle morning sunlight. A cast-iron fireplace lends period character while practical built-in wardrobes provide abundant space for storage.

Another spacious bedroom is at the front, with access to an en suite with a shower over the bath, and a separate dressing room/study. Three further bedrooms are on this floor, each defined by a unique palette and complemented by solid wood floorboards. Awash with period character and detail, one of the rooms has maintained original panelling and a stunning cast-iron fireplace with blue tiling and ornate surrounds. The charming family bathroom is well-appointed with a neutral palette and fitted with a free-standing bath, a walk-in shower, and marble marble-topped vanity. There is an additional WC room on this floor.

The Great Outdoors

Seamlessly integrated with the surrounding landscape, the house is surrounded by sweeping gardens spanning 1.7 acres. The front garden is enclosed by neat Portuguese laurel hedging (a favourite among local birds) and laid to lawn, punctuated by *Almancía* 'Robin Hill'.

To the rear, a wide paved terrace runs along the elevation and is accessed directly from the kitchen, making it ideal for outdoor dining in the warmer months. Beyond the garden unfolds with grassy lawns, colourful shrubs, and richly planted herbaceous borders, interspersed with mature trees such as liquidambar, oak, tulip, maple, lilac, acer and horse chestnut.

A walled kitchen garden is abundant with pear, plum, and fig trees, as well as blackberries, grapes and soft fruits. The grounds extend to a gated paddock, two tranquil ponds, and a tennis court.

Outbuildings include two summer houses, a tractor store, a workshop, and a further versatile garden office/studio. There is also a potting shed and a greenhouse.

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Out and About

Nestled within the High Weald National Landscape, Stonegate offers the ideal setting for those in search of a slower pace, with Tunbridge Wells and the Kentish Coast just a short drive away.

For essential amenities, the villages of Ticehurst and Wadhurst are within easy reach by car, with a range of atmospheric pubs. The Bell is a favourite in the former, along with The Bull Inn. The Greyhound in Wadhurst offers all-day breakfast, pub classics and excellent brews. There is also an atmospheric lakeside brewery and taproom in Burwash.

Despite its small size, Ticehurst also has a set of brilliant places to shop, including a family-run deli, Buy the Weigh zero-waste shop, Green Finch, and The Old Haberdashery, a delightfully curated shop. There is also a brilliant local florist.

Scattered with historic landmarks, the region lends itself perfectly to unhurried weekend explorations. Located in Burwash, Bateman's is an impeccably preserved 17th-century Jacobean house. To the north, the romantic Scotney is a ruined medieval castle set within its own moated island, and the centrepiece of Edward Hussey III's visionary garden.

Royal Tunbridge Wells is a 25-minute drive away from the house. One of the most popular towns in the south-east, it is renowned for its historic architecture, green spaces, and excellent schools. Favourite local cafés and restaurants include Momentum, St Kilda, The Ivy and Thackeray's. The Pantiles are a particularly lovely part of the town, shaped by elegant Georgian architecture. The Forum is a lively local music venue attracting varied music acts.

The area offers excellent schooling opportunities, with a primary school located in the village centre. Heathfield Community College, Mayfield School, and Uplands Academy are well-regarded for secondary education. State, private and well-regarded grammar options are on offer in Tunbridge Wells.

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Stonegate railway station is a four-minute drive away, offering regular services to Hastings in 33 minutes and central London in around an hour. The nearby A26 and A21 provide easy access by car to London, the south coast, and the motorway network towards Heathrow and Gatwick airports.

Council Tax Band: H



INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.