



# PELLINGBRIDGE FARMHOUSE

Lewes Road, Scaynes Hill, Haywards Heath, West Sussex

**HAMPTONS**  
INTERNATIONAL  
COUNTRY HOUSE



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Pellingbridge Farmhouse is a substantial and striking country home that was originally built as a “hall house” around 1520 and then converted to an “Arts & Crafts” country residence around 1920 copying the design style of Edwin Lutyens. In recent years the property has been extended and refurbished to create a home of exceptional comfort, combining period features with today’s lifestyle requirements.

## The Main House

From the gated drive you step up to an attractive front door, entering into a spacious entrance hall with downstairs cloakroom. There are three large reception rooms all with high ceilings which compliment each other and make this a great home for entertaining and expanding families.

The drawing room is oak panelled with grand window and stone fireplace, the family lounge is the heart of the house and offers a wide and spacious room with attractive stone fireplace with log burning stove. Doors open into the dining room which is effortlessly grand, easily allowing seating for 14. Together these reception rooms provide exceptional rooms for entertaining.

A country style oak kitchen/breakfast room has ample storage space and work space with a large Aga, and is a welcoming room for the family to relax in. The Garden Room leads off the kitchen and from the garden room, bi-fold doors open out onto the large and sunny terrace, which is a superb area for alfresco entertaining, with



views over the gardens. A large utility room, cold larder & WC lead off the kitchen. An attractive study / office area is also located on the ground floor, with built in shelving and doors opening to the terrace.

To the first floor you are greeted by a large and attractive landing with bedrooms leading off. There are five large bedrooms of which three have newly refurbished en suites with oak units and Villeroy and Boch fittings.

The master bedroom is a very impressive room with high ceilings and grand proportions, with ample built in wardrobes and en suite shower room. Walking through the large landing there is a further bedroom that could equally be used as the master bedroom with doors that open to a large private terrace with views over the tennis court and gardens. It has an en suite bathroom with a separate shower cubicle. The further three rooms are all very good sizes and are serviced by a further en-suite and a family bathroom and a separate WC again recently refurbished. Additionally one of the bedrooms rooms also has a steam room in it, perfect for relaxing the muscles after a game of rugby.

To the second floor there is a perfect young persons suite with two bedrooms and a lounge and a further shower room. A large attic for extra storage is adjacent.





## The Gardens at Pellingbridge

The Farmhouse sits in an elevated position, the sweeping gravelled drive is secured by electric security gates leading to the front of the property. The plot extends to 3.067 acres with a mixture of formal gardens and entertaining areas. The formal garden is to the front of the property containing a wealth of herbaceous borders, mature trees, azalea and rhododendron shrubs and a large wooden gazebo and a delightful pond.

The tennis court is to the rear of the house and serviced by a sun house pavilion and enclosed by hedging. For the gardener there are two greenhouses an orchard, soft fruit and vegetable area. There is adjacent to the house a further office, storage room, garage and other useful and well maintained outbuildings in the grounds.

## The “arts & crafts” design style of the House

When the house was modernised in the 1920's the owners were clearly influenced by the “Arts and Crafts” movement as epitomised by Sir Edwin Lutyens the famous architect of that genre. The architect for the modernisation of this 16th Century “hall house” is unknown but was clearly influenced by Lutyens’ modernisations of similar dwellings. The galleried landing, exposed oak structure, stone fireplaces, massive oak mullion windows, corner windows, staircase, newel posts, and detailing of doors and latches all echo the craftsmanship seen in Lutyens’ great houses in Surrey and Sussex. This quality of design and the use of oak has been carefully echoed by the current owners in the modernisation of recent years.

## Situation

Scaynes Hill is a popular and convenient village location which has good local amenities. Haywards Heath is nearby with a wide range of shops and restaurants, a modern leisure centre and a mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge within 45 minutes). The main A23 offers a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast. Cumnor House is a 10 minute drive and Walstead a 5 minute drive.

The local area is renowned for a wide range of good schools at primary and secondary levels with fabulous schools such as Cumnor House, Great Walstead, Brighton College, Ardingly, Worth and Hurstpierpoint College.



## Directions

Proceed out of Haywards Heath on the Lewes Road/A272 and you will reach the village of Scaynes Hill, continue through the village and past the petrol station on your left, continue down the hill and Pellingbridge Farmhouse will be located a short distance along on the left hand side.



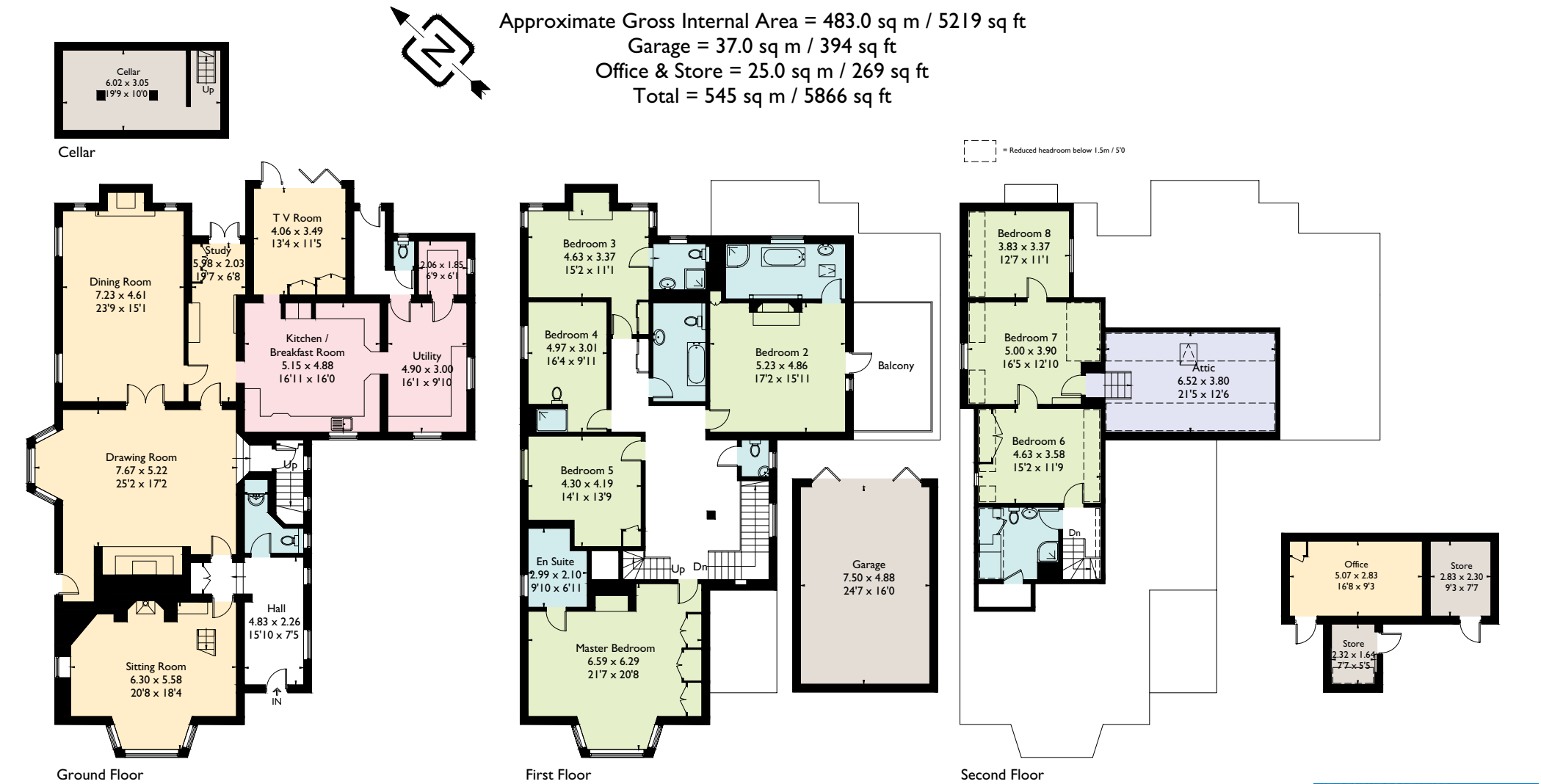




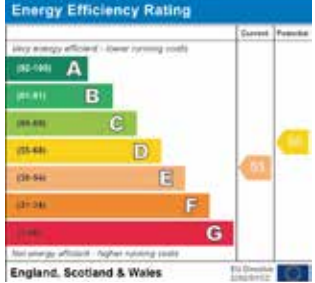




FLOOR PLANS



**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.







Viewing by appointment only.  
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