

Rockbourne

£ 2,100,000

📍 Rockbourne, South East

Rockstead Farmhouse, Traditional Buildings, Woodstore and about 12.80 acres Rockstead Farmhouse is a detached, 5 bedroom Grade II Listed property that has been restored and extended to create a substantial family home. It is constructed of a timber frame with brick infill that lies under a tiled roof. The house has retained a wealth of character and period details including exposed beams throughout the original part of the house, a large inglenook fireplace and former stable doors. As seen from the plan, the layout of the ground floor is well organised with good family accommodation including a sitting room, drawing room and kitchen as well as a later western wing comprising of a utility room, cloak room, boot room, study, sitting room and wine cellar that can accommodate 1500 bottles. A plant room and additional wine store is located on the south side.

The first floor benefits from 5 double bedrooms and 4 bathrooms. Bedrooms 1 and 2 are located above the Western wing and can be accessed via a second staircase adjacent to the sitting room. Both bedrooms are dual aspect, generously sized and have the luxury of having en suite bathrooms. The further 3 bedrooms are part of the original house and all lead off the main landing. Bedroom 3 has another en suite and an additional family bathroom is situated at the eastern end for the use of bedrooms 4 and 5. A one bedroom self-contained annexe can also be approached off the master landing however, it has its own private drive and front door.

Gardens and Grounds

The main house is surrounded by a well manicured lawn which is extenuated with box hedging and mature hedge rows. To the West is a well built terrace with stone steps that provide a formal access to the main garden and hard tennis court which is enclosed with galvanized chainlink fencing. At the front of the house, a large courtyard can be accessed via a gravel drive way with two entry points from the road, one leading to the Farmhouse and the other to the farm buildings. There is ample parking which is ideal for hosting shoot days and entertaining. There are a number of various outbuildings as shown on the block plan which include:

1. A two storey shoot lodge complete with a bathroom and kitchen that has the potential to be converted into a residential dwelling subject to necessary planning consent.
2. 4 garages - one of which is open fronted.
3. Beaters Room.
4. Locked machinery storage.
5. Generic corrugated storage.
6. Dog kennels.

Land

The land included in lot 1 is made up of a combination of woodland and undulating pasture land which can be accessed via the public highway as well as the farm track. The pasture land is split in 2 separate paddocks and has been secured with well maintained post and rail fencing. Field shelters have been erected for the use of sheep grazing. View payable Stamp Duty for this property

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