



Family Room To Let: Blackberry Lane, Lingfield, £5,000 pcm, To Let, Substantial Wing, 7 Bedrooms, 6 Bathrooms, 8 Reception Rooms, To arrange a viewing or for more information, call, 01342 324616 01342 3246...(click to reveal full phone number) , Fees may apply, A magnificent wing with historical importance with a wealth of spacious and superbly presented accommodation including five bedroom suites, two further bedrooms, seven reception rooms, kitchen/breakfast room & utility room. Triple barn garage & glorious Victorian gardens. COUNTRY RESIDENCE, A truly magnificent country residence situated on the outskirts of Lingfield backing onto the Racecourse and surrounding countryside. The property is believed to originate circa 1300 as a hunting lodge with additions in the 1500s and 1800s. This family home has been completely renovated by the current vendors to provide spacious, versatile and beautifully presented accommodation over four floors. The lower ground floor comprises utility/store, wine store, large family room, cinema room, study and plant room. The ground floor consists of original reception hall with exposed beams and open fireplace, dining room with inglenook fireplace, beautiful drawing room with curved walls, study, cloakroom and stunning kitchen/breakfast/family room. The first floor is made up from five bedroom suites all with ensuite bathrooms and three with dressing rooms. The second floor has two further bedrooms and bathroom. Outside the property will benefit from electric gates, circular driveway with restored Victorian gardens, detached triple barn style garage and large formal gardens to rear. Viewings are essential to appreciate the accommodation on offer. LOCATION, The property is situated in a sought after location on the southern outskirts of Lingfield and backs onto Lingfield Park Race Course. Local primary and secondary schools are within easy reach and private and specialist schools can be found in Lingfield, East Grinstead, Forest Row, Ardingly and Worth which are all

within 10 miles of the property. The village centre is within 0.5 miles and offers a range of specialist shops, a supermarket, restaurants, public houses, a garage, the railway station of Donaghadee and the village of Donaghadee. The village of Donaghadee is both easily reached and offers frequent services to East County Clare, Limerick, Cork, Dublin and London Victoria. Limerick is only 20 miles away and the property is 8 miles from the R622 to the Limerick Gateway. The property has been left to deteriorate over the past 30 years to such an extent that the grounds had completely overgrown so much so that the property was barely visible from the approaching driveway and gardens. The entire property has been fully restored by the current owners who have been meticulous in retaining and replacing as many of the original features as possible. They include: RESTORATION & REPAIR, • A new central heating system, • Full rewiring throughout, • Replaced or restored walls and floors and added insulation, • Restored the roof with new tiles where necessary and replaced with reclaimed tiles where possible, • All internal roof timbers treated with protective coating to guard against woodworm (guarantee available), •



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New solid oak double glazed windows throughout, • New triple carriage barn garages (to be erected), • Treatment plant totally restored to full and functional service (10 year guarantee available), • Original inglenook fireplace restored to full working order, • Entrance hall and study fireplaces both swept and restored to full working order, TECHNICAL SPECIFICATION, • Residence wired for CCTV to entrance gates and both front and rear of the property, • Wiring completed for music systems to master suite, kitchen, lounge and family room/gym, • Property wired for home cinema system in basement room, • Wiring in kitchen, lounge and master bedrooms for satellite TV, • New Nacoss approved burglar alarm, • Electric gated entry, • Neptune fully fitted kitchen, • Neptune fully fitted utility, • Seimens appliances throughout, • Bathrooms all fitted with Imperial sanitary ware, • Underfloor heating in all bathrooms, The property is entered via a solid wooden door to front opening to: RECEPTION HALL, Quarry-tiled herringbone flooring, brick open fireplace with wooden shelf above, wall lights, exposed beams and timbers, two radiators, alarm panel and doors to Study, Living Room and Dining Room. Doorway to Inner Hall with magnificent staircase to first floor, wooden panelled walls, radiator, double glazed wood and aluminium window to rear and door to Cloakroom. CLOAKROOM, Vanity unit with sink and mixer tap, Karndean flooring, radiator, window to front and low level WC and down lighters. LIVING ROOM, Feature circular bay window and patio doors to rear overlooking rear terrace and gardens, brick fireplace with shelving above, two further windows to rear and one to the side, down lighters, two radiators, television, satellite and FM point, ornate iron double doors to Dining Room. DINING ROOM, Original Tudor inglenook fireplace with exposed stone and brick fireplace with wood burning stove, brick hearth, exposed beams and timbers, wall lights, two radiators, alcove storage area with down lighters, windows to front and cupboard with shelving and storage units. STUDY, Window to front, two radiators, brick open fireplace, exposed beams, wall lights and television, satellite and telephone points. KITCHEN/BREAKFAST/FAMILY ROOM, Triple aspect with windows to front, rear and side with stunning far reaching views over the gardens and countryside beyond, bespoke handmade Neptune solid wood fitted units, Karndean flooring, wine refrigerator, three Siemens ovens, Siemens five ring hob with extractor fan, warming drawer, combination microwave oven, double sink with boiling water tap, integrated dishwasher, american-style fridge freezer, two radiators, down lighters and television, satellite and telephone points. BASEMENT LEVEL, Stairs down from Inner Hall to: LOWER LANDING, Double glazed window to front, radiator, doors to second Study, Family Room and Utility Room. FAMILY ROOM, Double aspect with double glazed windows to front and side, three radiators, television and satellite points, down lighters and study area with window to front and radiator. UTILITY ROOM, Bespoke solid wood wall and base units with contrasting solid wooden work surfaces incorporating stainless steel 1.5 bowl sink with mixer tap, Siemens washing machine and tumble dryer, two radiators, window to side, down lighters, door to side giving access to rear of the property. WINE CELLAR, CINEMA ROOM, Exposed beam, down lighters and television and satellite points. PLANT ROOM, Housing the hot water system and electrical controls. FIRST FLOOR, LANDING, Double glazed window to rear with far reaching views over garden and countryside beyond, radiator, steps to Master Suite, under stairs storage cupboard, radiator, corridor with down lighters and doors to bedrooms. MASTER SUITE, Three windows to rear with views over the gardens and Lingfield golf course beyond, two radiators, television and satellite points, telephone point, wall lights and free standing roll top bath with claw feet and doorway to

Dressing Room. DRESSING ROOM, Substantial space with a range of fitted units, wardrobes, drawers, mirrors, hanging rails, shelving and bay window to side and further window to front. ENSUITE, Walk-in drencher shower with additional hand held shower unit, his and hers wash hand basins with underneath storage, mirror, wall lights, down lighters, extractor fan, low level WC, part tiled walls, tiled flooring with underfloor heating, heated ladder towel rail and window to front. SUITE TWO, BEDROOM, Exposed brick fireplace, down lighters, television and satellite points, window to front, radiator and walk-in wardrobe with down lighters. ENSUITE, Shower cubicle with drencher shower, wash hand basin, low level WC, part tiled walls, heated ladder towel rail, tiled flooring with under-floor heating, down lighters, extractor fan and window to front. SUITE THREE, Door from corridor into Dressing Room. DRESSING ROOM, Down lighters and dressing area with doors to bedroom and ensuite. BEDROOM, Window to rear, cast iron fireplace and television and satellite points. ENSUITE, Windows to rear and side, shower cubicle with drencher shower, wash hand basin, low level WC, part tiled walls, heated ladder towel rail, tiled flooring with under-floor heating, down lighters, extractor fan and shaver point. SUITE FOUR, BEDROOM, Feature inglenook fireplace with exposed beam, television and satellite points and door to Ensuite. ENSUITE, Shower cubicle with drencher shower, wash hand basin, low level WC, part tiled walls, heated ladder towel rail, tiled flooring with under-floor heating, down lighters, extractor fan and shaver point. SUITE FIVE, BEDROOM, Window to rear, exposed brick fireplace, television and satellite points and door to Ensuite. ENSUITE, Tiled bath with views over the garden, shower cubicle with drencher shower, wash hand basin, low level WC, part tiled walls, heated ladder towel rail, tiled flooring with under-floor heating, down lighters, extractor fan and shaver point. SECOND FLOOR, LANDING, Electric Velux window to side, doors to two bedrooms, shower room and door to loft. BEDROOM SIX, Two windows to rear, two radiators and cast iron fireplace. BEDROOM SEVEN, Cast iron fireplace and window to front. SHOWER ROOM, Two wash hand basins, shower cubicle with drencher shower, low level WC, part tiled walls, heated ladder towel rail, window to front, tiled flooring with under-floor heating, down lighters, extractor fan and shaver point. OUTSIDE, The property sits in 2.5 acres of beautiful Surrey countryside. FRONT GARDENS, The property is entered via electric gates leading to impressive circular driveway with restored inset Victorian garden. Lawn areas. DETACHED TRIPLE GARAGE, Barn style detached garaging. REAR GARDEN, Brick paved garden terrace, large formal lawn area with views towards Lingfield Golf Course. Well stocked borders with specimen trees and wooded area. HISTORICAL IMPORTANCE, EARLY HISTORY, Early in the 13th century it is believed that Weir Courtenay was the hunting lodge of John of Gaunt. This hunting lodge became a "Hall House"; a barn with large doors, a fire pit in the middle and two elevated floors one on either side of the barn. A stone bedroom was one of those elevated floors and it is believed that Elizabeth I slept in the bedroom with the stone fireplace. As a result of it's rich history National Heritage had the building listed until there was a change in the rules and it had it's 'listed' status removed. The beams in this room are 15th century and have been retained during the current owners renovations. THE 1800's, Lillie Langtry rented Weir Courtenay while Edward 7th stayed in Dormans Park Hotel for the races – a perfect location for their secret rendezvous! Weir Courtenay was a 580 acre estate belonging to the Mansel Phillips family known as the Mansel or Weir Courtenay Estate. Records show that the family owned the estate from the beginning of the 1800's. In 1886 the estate, of which Dormans Park, Ware Farm and Clarks pond were a part, were sold off following

the bankruptcy of Sir Richard Mansel (due to his gambling debts). Ware Farm and Ware Mill were sold to developers who went on to build Lingfield Racecourse. The current owners have not managed to find confirmation of the name of the people who bought Weir Courtenay from the Mansel Phillips family but documents show that it was owned by Sir Richard Cecil Leigh in 1888 the designer of Lingfield Racecourse! The current owners are in possession of many documents showing various owners of different parts of the property as it was divided up and sold as a number of different plots in the late 19th Century. In 1895, Canon William Henry Cooper established the Homes of St Barnabas, a home for destitute, incurable and convalescent clergy, in Dormans Park. Six and a half acres were purchased from the Lingfield Park Estate that belonged to Mr Leigh of Weir Courtenay. In 1898, Canon Cooper, his family, staff and 21 residents were offered temporary accommodation at the property where they remained until it's opening as a college in 1901. THE 1900's, Later in it's history, Weir Courtenay was again to be offered as temporary accommodation. In 1945, at the end of the Second World War, the government were aware that any survivors of the holocaust would be in a horrific state and would be both physically and mentally scarred for years to come. The UK government's recognition of the need to do something led to the "Children from Concentration Camps Scheme". This was set up by the Home Office and largely funded by Jewish resources. A strict ceiling of 1,000 child survivors were allowed to enter Britain. The children were "in Britain to recuperate and were to come for that purpose only". In the end only 732 children were found to come to Britain with the help of the 45 Aid Society. Sir Benjamin Drage, who owned Weir Courtenay at that time, was a gentleman of very high standing within the Jewish Community and generously loaned the house to the government for the children to use. The only stipulation was that the house was maintained and taxes were paid. He retained the wing that is now the Master Suite for his family but gave the rest of the house to the children. Sir Drage lived predominantly in London. He owned a department store on Oxford Street called "Drages" and was the first pioneer of Hire Purchase (HP). There is a plaque for Sir Benjamin Drage in Lingfield Church (extremely unusual given he was of a different religion) for "giving the children a garden". Weir Courtenay was one of 28 hostels in the UK which were opened to receive children. The emphasis at first, not surprisingly, was on food and medicine. Meals were large and very regular. The emotional needs of the children were harder to satisfy. The Matron of Weir Courtenay, Miss Alice Goldberger, and her team devotedly cared for the children from the day they arrived until their departure in December 1948 to a new home. Alice did an incredible job transforming the children by giving them both hope and the opportunity of a future. Alice's hard work and success was later recognised on "This is Your Life" with Ammon Andrews which featured many of the children whom she helped. (The current owners have copy of the episode on DVD.), All the children whom lived at Weir Courtney (except one poor soul) matured, healed and became entirely indistinguishable from other children. (The current owner is in possession of biographies of some of the children and also has a book called 'Love Despite Hate' which is all about the house and the children's memories of living there). The children slept in the loft rooms. When the current owners bought the house it still had nursery wallpaper hanging on some of the walls and small doorways carved between the walls of the rooms so the children could get to each other easily by crawling through! Their stories are delightful. They had an amazing and happy time at Weir Courtenay and it is obvious that the beautiful surroundings of the house and it's grounds aided the children's recovery. The current owners have

described that they felt it was a well-loved house the moment they bought it. Alice Goldberger continued to care for her 'foster' family until her own death in Feb 1986. In 1949 Sir Drage sold the house to the Sheraton family where it appears that the house was split to make two dwellings and the estate was sold off again piecemeal. VIEWINGS, By appointment with Cole's Estate Agents East Grinstead 01342 324616 01342 3246...(click to reveal full phone number) www.colesestateagents.com, 18 High Street, East Grinstead, West Sussex, RH19 3AW, 01342 324616 01342 3246...(click to reveal full phone number) , click to