

FREEHOLD



House - Detached (EPC Rating: C)

RHYLSTONE & THE TOTALISATOR BUILDING THE OLD RACECOURSE, LEWES BN7 4UP

£3,750,000

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Sales and Lettings

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10 Bedroom House - Detached located in Lewes

Tucked away in an area of outstanding natural beauty, Rhylstone and The Totalisator Building forms part of the Lewes Old Racecourse enjoying exquisite views of patchwork Downland hills on all sides. The house and adjoining stable block offer exciting potential to developers and home seekers looking for their next project. The hard work has been done as planning permission has been granted, complete with architect's drawings, to transform the house and stables into a contemporary detached family home set in a prime location in East Sussex. Planning permission has also been granted, complete with architect's drawings, to transform The Totalisator Building into a café with a gallery and holiday-let dwelling providing a generous income from three existing cottages.

Just five minutes' drive from Lewes, sweeping up through picturesque Sussex countryside, you come to Lewes Old Racecourse and Rhylstone which forms part of a small hamlet of properties and outbuildings elevated on the hill facing west. While the last race occurred in 1964, the land continues to be used for equestrian purposes with stables, paddocks and the 55-acre racecourse itself (available by separate negotiation).

House, Stables, Paddock and Riding School:

Set back from the private road behind a neat, gated brick drive, Rhylstone enjoys a prime and private position with uninterrupted views over the rolling hills of the South Downs below open skies. There is ample parking both on the forecourt (space for horse lorries if need be) and in the detached double garage. Adjoining the house is the stable block which has planning permission to be converted for habitable use linking through to the main building or kept for equestrian requirements.

Externally, the house is smart and modest with white timber boarding to the front and large picture windows on all sides to flood each space with natural light. Stepping inside, it is a deceptively spacious home on a single level with a line of sight right through the house to the exceptional living room at the far end where the best views can be enjoyed via two large, arched windows, ever-changing with the seasons and the time of day. A mid-century style fireplace warms the room in winter, while in summer, you can spill outside via a sunroom to the stone patio for alfresco dining in sunlit surroundings. From here, the garden is large and lawned, facing west to enjoy the best of the views over rolling Downland hills where the sun sets, lighting up the sky with colour in the evening. There is huge scope for landscaping and ample space for ball games or children's play equipment without compromising the views.

Returning inside, the kitchen offers a second reception space for dining and ample storage in country kitchen cabinetry, complete with a range cooker, utility room and freestanding appliances.

Peacefully tucked away from the main living areas, four of five bedrooms sit in the southerly wing of the house; three of which benefit from ensuite shower rooms or bathrooms. Bedrooms four and five share easy access to the family bathroom, and all rooms are double for versatile use.

While the house is attractive, well-maintained and functional, plans have been drawn up to convert the property into a, contemporary 'Grand Design' style home using Coreten and steel cladding, with an additional annex formed from the adjoining stable block which would add considerable value.

Totalisator Building & Cottages:

Spanning approximately 6000 sq ft the existing Totalisator Building, once used for taking bets, is an open plan brick, steel and timber structure offering huge business development potential. Current plans and permissions include a gallery space to preserve the heritage of the Lewes Old Racecourse, alongside a café with ample indoor and outdoor seating, and bunkhouse/holiday let.

There is potential to request planning for 5 further cottages in place of the heritage centre and café.

Adjoining The Totalisator Building are three cottages with gardens and parking which are currently let for long-term residential use. On the southerly wing are Manhattan Cottage 1: a 2-bedroom house currently let for £1650 pcm, while Manhattan Cottage 2 is a 3-bedroom house currently let for £1750 pcm. On the northerly wing, Groom's Cottage is also 3-bedroom but larger with a potential rental income of £1950. Each Cottage has parking. These are to be purchased as one lot alongside The Totalisator Building.

Vendor's Comments:

"This is a rare and exciting opportunity to acquire an exceptional set of properties with planning granted in a unique and highly desirable setting—ideal for multi-generational living, creative ventures, or simply enjoying the beauty of the South Downs."

Education:

Primary: Hamsey Community Primary School, Wallands Community Primary School

Secondary: Lewes Priory

Private: Lewes Old Grammar School, Northease Manor School, Brighton College

Good to Know:

The land, house and outbuildings are situated within some of the most picturesque countryside, enjoying all the wonders of village life, yet they are superbly well connected to both London and Brighton & Hove. The A27 is just 7 minutes away by car and the Station at Lewes has links into Brighton and along the coast with London connections at Uckfield and Brighton. Cooksbridge Station is also nearby with a direct London link.

Harvey's Brewery, Breaky Bottom Vineyard and Rathfinny winery offer tours and tastings throughout the year for lovers of fine wines and cultural offerings are abundant in Lewes with Depot Cinema—a contemporary three-screen venue—screening the latest films, classics,

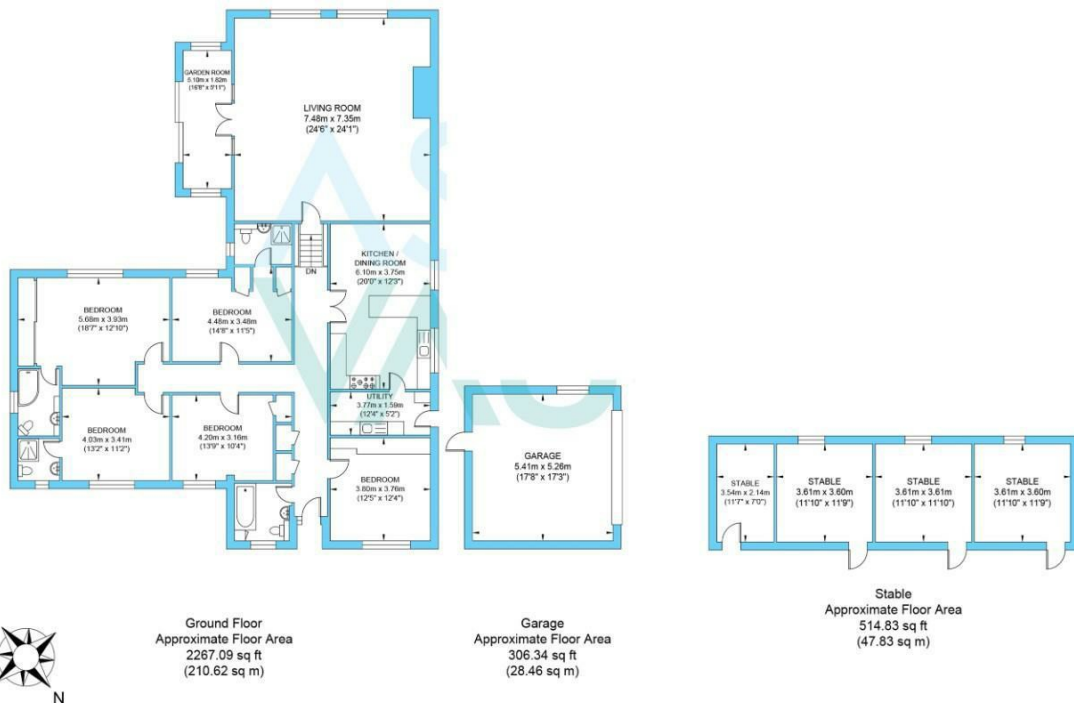


and documentaries, along with hosting community events. The town also boasts a selection of traditional pubs, historic inns, artisan coffee shops, and quality restaurants, catering to every taste. The monthly Lewes Farmers Market, held on the first weekend of each month, draws residents and visitors alike for local produce and handmade goods. Just a few miles away, the internationally celebrated Glyndebourne Opera House offers world-class performances in a stunning countryside setting. For sports and recreation, Lewes offers first-class facilities including a swimming pool, athletics track, tennis courts, and local clubs for football, rugby, cricket, and hockey.

Families are well served by a wide selection of highly regarded schools. These include several popular infant and primary schools, Priory School (a well-respected secondary), Sussex Downs College, and the esteemed independent Lewes Old Grammar School—all within easy walking or cycling distance from The Old Racecourse.



Rhylstone

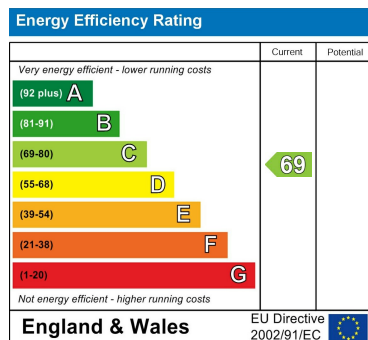


Approximate Gross Internal Area (Excluding Garage/Stable & Outbuilding) = 210.62 sq m / 2267.09 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.