



Lywood Common, Lindfield

Situated along a private lane within a Conservation Area between the villages of Lindfield and Ardingly in an area of Outstanding Natural Beauty. The nearby picturesque village of Lindfield is less than 2 miles away. Lindfield offers shops, historic public houses, restaurants, churches, a common and a tranquil wildlife pond. Gatwick is within easy reach which also offers a regular train service to London & Brighton. Popular schools catering for all ages can be found at Lindfield. Ardingly College & Cumnor House School are also nearby.

- Stunning barn conversion situated along a private lane between the villages of Lindfield and Ardingly
- 4 double bedrooms
- 3 bathrooms
- Impressive semi open plan living area with full height vaulted ceiling
- Kitchen/Dining area
- Study
- Beautifully cared for mature gardens, grounds and lake
- Numerous outbuildings and garden room







A rare opportunity to purchase a rather special historic barn in a hamlet setting in between the villages of Ardingly and Lindfield.

The 4 double bedroom timber framed barn takes advantage of the best architectural features to be found in barn conversions, featuring exposed beams, impressive vaulted ceilings and semi open plan living.

The property is set within approximately 3 acres of beautifully cared for south facing gardens, grounds and a substantial lake.

Located towards the end of a private lane, the property offers seclusion but not isolation in a Conservation Area.

The Living Area is truly impressive with a double height vaulted ceiling featuring many exposed beams. The Living Area benefits from double doors and numerous windows and roof windows which flood the space with an abundance of natural light and make the most of the wonderful views over the beautiful gardens and lake.

The Kitchen / Dining Room is semi open plan to the Living Area and comprises of a bespoke fitted kitchen with space for appliances. The dual aspect room again makes the most of the views and a stable door provides access to one of the many terraces.

The property benefits from two ground floor bedrooms, each with bathrooms. Bedroom 1 features a partially vaulted ceiling with exposed beams and windows and stable door to the garden. The Shower Room has been recently refurbished to a high standard and features a modern shower with fixed glass screen, wc and wash hand basin, and benefits from underfloor heating. Bedroom 2 is located in what is believed to be the oldest part of the property and benefits from a full height vaulted ceiling with exposed beams and windows to two sides, with views over the garden. The ensuite bathroom comprises of a bath, wc and wash hand basin.

Completing the ground floor is a cloakroom which provides space for a washing machine.

The property features two staircases each side of the impressive Living Area.



A spiral staircase leads to Bedroom 3 with ensuite bathroom and a more traditional staircase leads to Bedroom 4 and the Study. Bedroom 3 features roof windows, a fitted wardrobe and an ensuite bathroom featuring a roll top bath. Bedroom 4 features a vaulted ceiling with roof window and exposed beams. The Study is a generously sized room with views to the front and exposed beams.

To the outside we find a 30'02 x 17'11 garage with storage room above; a garden room with double glazed roof and windows with views over the garden, lake and countryside beyond; and a smaller open sided barn providing a covered, private, seating and dining area. Subject to the usual permissions and consents it is believed possible to develop the garage into self-contained ancillary accommodation.

The gardens and grounds are beautifully kept offering an array of colour and interest. The gardens are understood to be of a southerly aspect and gently fall away from the property, providing a far reaching view from the property and lead to the lake at the end of the garden.

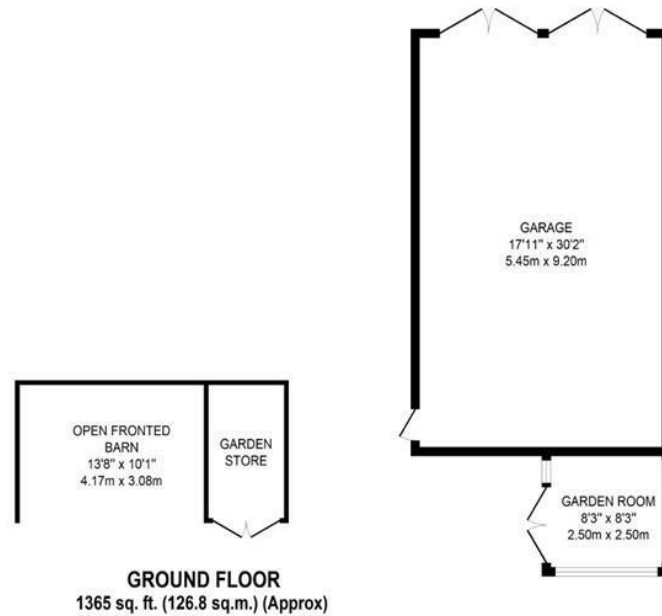
EPC Rating: F  
Council Tax Band: G  
Tenure: Freehold

## directions

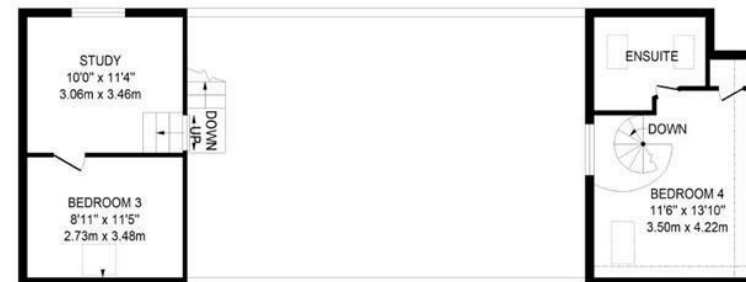
Head North East out of Lindfield along Lindfield Road towards Ardingly for approximately 1.8 miles. Pass Sussex Trees and upon reaching a Red Post Pox turn left into the private lane, signposted Great Lywood House. Continue and the property can be found towards the end of the lane on the left hand side. The entrance to the property can be found through the five bar gates at the beginning of the black painted barn, not to be confused with Great Lywood Barn.

# draft





**FIRST FLOOR**  
446 sq. ft. (41.4 sq.m.) (Approx)



**TOTAL FLOOR AREA :1811 sq. ft (168.24 sq.m.) approx**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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t: 01273 477377  
e: sales@lewesestates.co.uk

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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)