



CAHOOTS CHYNGTON LANE, SEAFORD, EAST SUSSEX, BN25 4BT

£1,200,000

This superb semi-rural property was converted in the 1990s and forms part of a barn complex together with outbuildings, enjoying a wealth of oak beams, vaulted ceilings, galleried landings and many more period features.

"Cahoots" is situated in the foothills of the South Downs National Park, in an area of outstanding natural beauty, with excellent far reaching countryside walks.

The light and spacious accommodation includes a reception dining hall, dual aspect sitting room with timber beams and Inglenook fireplace with wood burning stove. Bespoke fitted kitchen, bedroom with dressing room and luxury bathroom. There are two further bedrooms, both with en-suite facilities.

The private entrance drive is accessed via remote controlled double gates and leads to a brick-built double length garage currently divided to provide additional work space and office with ample parking in front and further barn-style garage. There is a good sized garden to the front which is mainly laid to lawn and paved patio gardens to both sides.

Viewing is highly recommended to fully appreciate the character and charm of this extremely well presented and versatile home.

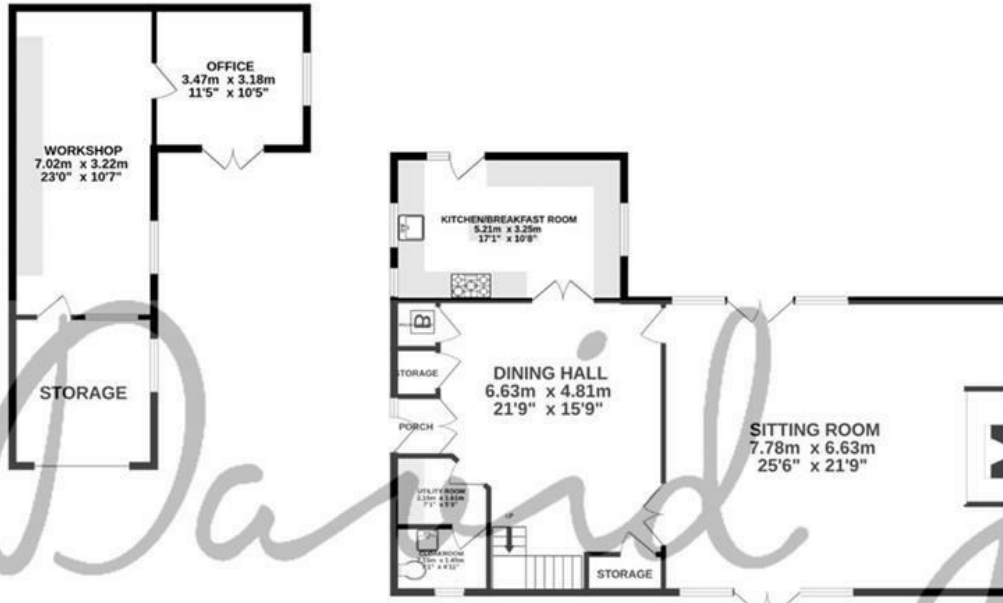
- SUBSTANTIAL SEMI-RURAL PROPERTY
- PART OF A CONVERTED SUSSEX BARN COMPLEX
- GALLERIED LANDINGS
- VAULTED CEILINGS & EXPOSED TIMBERS
- EXTERIOR BUILDINGS INCLUDING GARAGE AND FORMER DOUBLE GARAGE DIVIDED INTO STORE SPACE, OFFICE AND WORKSHOP
- SITTING ROOM WITH INGLENOK FIREPLACE WITH ITS DUAL FUEL STOVE
- KITCHEN WITH OAK WORKSURFACE AND ISLAND WITH GRANITE WORKSURFACE
- BEDROOM SUITE WITH BATHROOM AND DRESSING AREA
- TWO FURTHER BEDROOMS WITH EN-SUITES
- DINING HALL, UTILITY ROOM AND CLOAKROOM







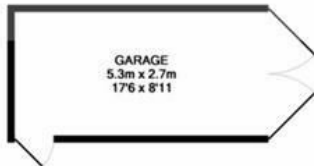
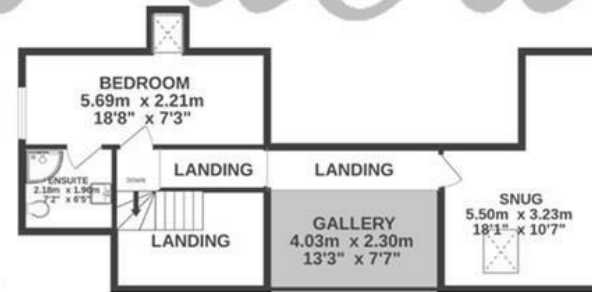
GROUND FLOOR
154.1 sq.m. (1659 sq.ft.) approx.



1ST FLOOR
83.5 sq.m. (899 sq.ft.) approx.



2ND FLOOR
49.7 sq.m. (535 sq.ft.) approx.



EST. 2004

CAHOOTS CHYNGTON LANE SEAFORD

TOTAL FLOOR AREA : 287.3 sq.m. (3092 sq.ft.) 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.

Made with Metropix ©2024





Ground floor

As you step through the entrance door, you find yourself in the Entrance Lobby leading off to various parts of the home.

Moving forward, you enter the spacious Reception Dining Hall. The floor is laid with attractive oak parquet, adding a touch of elegance to the space. A staircase leads to the first floor, with a range of storage beneath it. Additional storage cupboards are present, one of which houses the gas boiler, neatly tucked away.

Your gaze is drawn to the Dual Aspect High Vaulted Sitting Room, a space bathed in natural light from the floor-to-ceiling windows and doors. The inglenook fireplace with its dual fuel stove and stone hearth invites you to sit and relax. A range of bookshelves and cupboards line the walls, offering both storage and a place to display treasured items. The wooden flooring adds character to the room, and two radiators ensure it remains cozy throughout the year.

Next, you find yourself in the Kitchen, a culinary haven. A range of oak base units with worktops over and wall cupboards above provide ample storage. The matching centre island, topped with a granite work surface, serves as both a functional workspace and a gathering spot. A butler sink, integrated dishwasher and fridge, and a water softening unit are among the modern conveniences. There is space for a range cooker with a cooker hood above, and the stone floor adds to the kitchen's rustic charm. Windows at the front and rear, along with a door to the kitchen garden, flood the room with light and offer views of the outside.

Adjacent to the Reception Dining Hall is the Utility Room with tiled floor. A worktop with cupboards above provides additional storage, and there is space beneath for a washing machine and tumble dryer.

Completing the ground floor is the Cloakroom. The tiled floor continues here, complemented by a radiator. A low suite W.C. and wall-mounted wash basin offer convenience, while a window to the side ensures the room is well-ventilated.

First Floor

Ascending the staircase from the Reception Dining Hall, you arrive at the Galleried Landing on the first floor. This space exudes character with its exposed timbers and ample light from the window. Two radiators ensure the landing remains warm, and a linen cupboard houses the Megaflor water cylinder. A staircase leads further up to the second floor.

To your left is the Galleried Suite. The Bedroom here is a cozy retreat, featuring charming, exposed timbers and windows on the side that let in natural light. A radiator keeps the room comfortable. Adjacent to the bedroom, the Dressing Room boasts a range of wardrobes for ample storage, along with a window and radiator. The suite includes a refitted, fully tiled Bathroom that offers luxury and comfort. The large bathtub with a shower screen and recessed rain shower head provides a spa-like experience. There's a low suite W.C., a wall-mounted wash basin, underfloor heating, and a radiator, ensuring warmth and convenience.

Next, you find Bedroom Two. This room is bright and airy, with a window, recessed Velux windows, and a striking timber beam adding architectural interest. A radiator keeps the space cozy. A door leads to the refitted and part-tiled En Suite Bathroom. This bathroom is well-appointed with a bath, a corner shower cubicle, a low suite W.C., and a wall-mounted wash basin. The tiled floor with underfloor heating and a heated towel rail ensure comfort and warmth, while a window allows natural light to fill the space.

Second floor

Continuing your journey upward, you reach the Galleried Landing on the second floor. From here, you can look down into the sitting room, creating a sense of openness and connection throughout the house. The landing features charming ceiling beams and a radiator to keep the area warm. Adjoining the landing is a Snug, which serves as an ideal office area. This cozy nook includes a Velux-style window and access to the eaves for additional storage.

Just off the landing, you find Bedroom Three. This room is a serene space, illuminated by a window and a side Velux style Juliet balcony window that offer picturesque views over the farmland and downland. The room is full of character, with its exposed timbers adding a rustic touch. Attached to the bedroom is an En-Suite Shower Room, well-equipped for convenience. It includes a low suite W.C., a wash basin with a mirror above, and a corner shower cubicle. An extractor fan ensures the space remains fresh and dry.

Outside

The exterior of the property is as inviting as its interior. The approach is marked by remote-controlled double gates that open to a spacious parking area. Here, you'll find a detached outbuilding with a pitched roof, which houses a Double Length Garage and Office. This versatile space is currently arranged with a front store, accessible via an up-and-over electric door. The store is divided by a double-glazed window and door, leading to a workshop area and an adjoining office, providing ample room for various activities and storage needs.

Adjacent to this is a Barn-Style Single Garage, also featuring a charming pitched roof, adding to the property's rustic appeal.

The gardens surrounding the property on three sides are beautifully landscaped with a combination of paving and lush lawn. These gardens are enclosed by traditional flint walls, hedges, and fencing, ensuring privacy and creating a serene, picturesque setting for outdoor relaxation and activities.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify that dimensions carefully before ordering carpets or any built in furniture.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004