

Pams Barn, 782 The Ridge

£250,000 Freehold

A character-filled period home with vaulted ceilings, exposed beams, and a striking stone fireplace, set behind gates in a private gravelled courtyard with off-road parking and powered shed. Located just off The Ridge.



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Set behind timber gates and enclosed by a walled courtyard, this characterful period home offers a warm and welcoming layout with plenty of original features throughout. From beamed ceilings and tiled floors to a standout stone fireplace with wood burner, it's a house full of charm that also offers practical touches for everyday living.

You enter directly into the kitchen and dining area – a space with real rustic appeal. There are exposed beams in both the ceiling and walls, a stone-tiled floor underfoot, and a mix of black laminate and tiled worktops. The wooden base and wall units provide good storage, and there's space for a freestanding cooker, under-counter fridge, freezer, and washing machine. This area opens into a dining space where the flooring continues, and leaded windows allow natural light to spill in.

From here, it flows through into the living room – the heart of the home – where a large wood-burning stove sits within a striking stone surround and timber mantel. Oak-framed windows and black-and-white tiled flooring give the room texture and warmth, while the continuation of ceiling beams ties everything together.

Stairs rise from the kitchen to the first floor, where you'll find a panelled hallway with carpeted flooring leading to two double bedrooms and a family bathroom. The first bedroom has built-in wooden storage, a vaulted ceiling with beams, part-panelled walls, and a beige carpet. The bathroom sits between the bedrooms and features a marble-topped basin with chrome fittings, wooden storage beneath, a traditional toilet, and a bath with shower over. Walls are a mix of tiling and panelling, and there's a red carpet and wooden window shutter for added privacy.

At the end of the hall is the principal bedroom – a particularly generous space with vaulted ceilings, exposed beams, and triple-aspect windows letting in plenty of natural light. Wooden floors and part-panelled walls give a calm and timeless finish. All internal doors upstairs are solid wood, adding to the cohesive feel of the upper floor.

Outside, the courtyard garden is gravelled and fully enclosed, with double gates for vehicle access. This space also doubles as off-street parking. A shed with power offers useful extra storage or a handy workspace.

Pams Barn is set just off The Ridge, placing you within easy reach of both Hastings town centre and the surrounding countryside. Everyday essentials are close by, along with Conquest Hospital, well-regarded local schools, and transport connections via Hastings and Ore stations. For green space, **St Helens Woods** is just moments away – a peaceful woodland known for its walking trails and wildlife. Alexandra Park and Hastings Country Park are also nearby, offering even more ways to enjoy the outdoors.

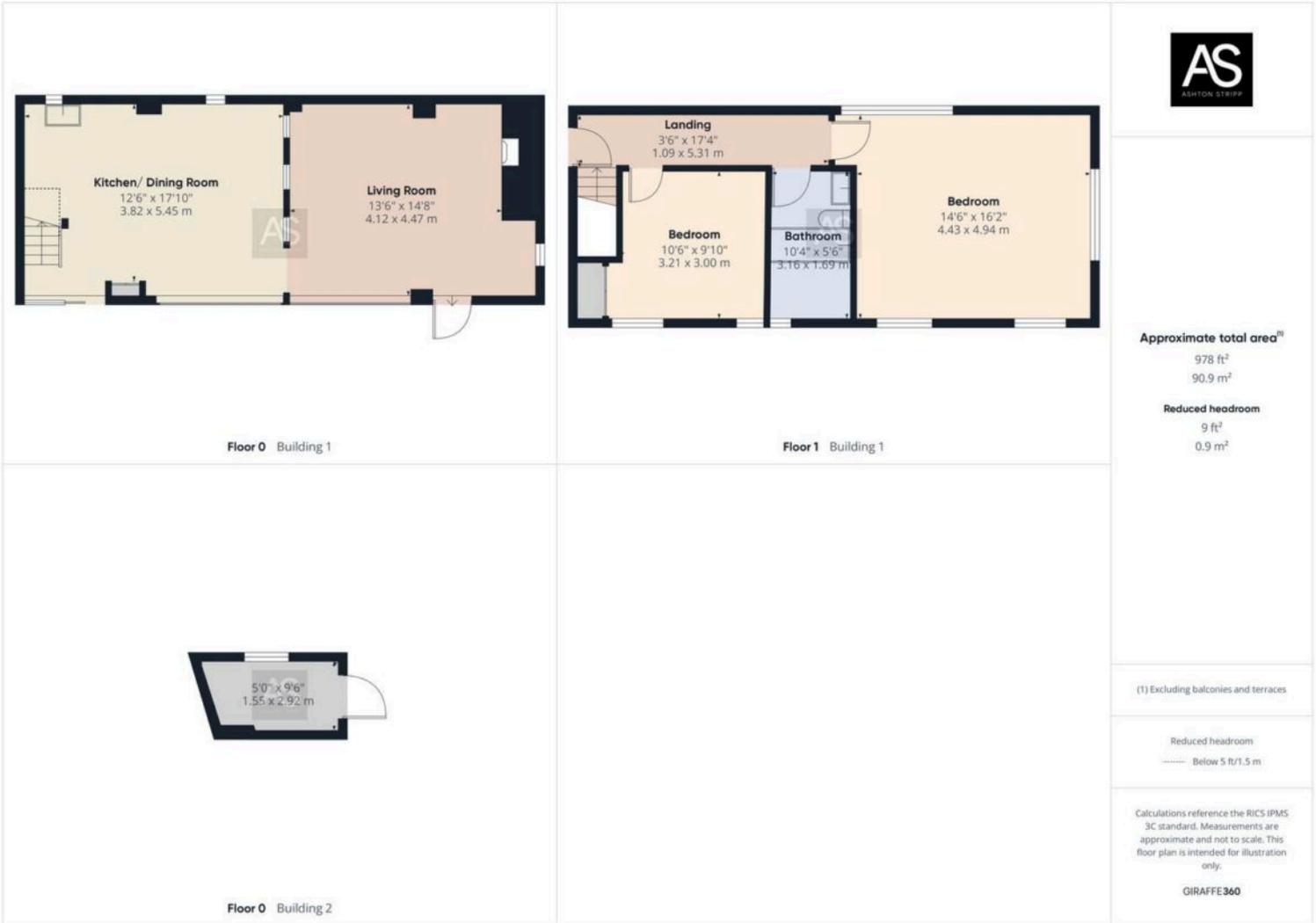


- Characterful period home with exposed beams and vaulted ceilings
- Spacious living room with large wood-burning stove and stone fireplace
- Rustic kitchen with stone-tiled floor, timber units, and space for appliances
- Two double bedrooms, including a bright triple-aspect master
- Fully enclosed gravel courtyard with gated access and off-street parking
- Powered shed offering useful storage or workshop space
- Close to St Helens Woods, Conquest Hospital, and local schools
- Family bathroom with marble-topped basin, traditional fittings
- Easy access to Hastings and Ore train stations for London or coastal connections



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