



The Barn

Blacksmith Lane, Wadhurst, East Sussex

A beautifully presented and spacious 4 bedroom attached village house of approximately 2,469sq.ft, situated just off the High Street on a quiet lane and benefiting from wonderful far reaching rural views.

Guide price £850,000 Freehold

Situation: The property is situated just off St James' Square on a small lane within a minute's walk of the High Street in the heart of the much sought after village of Wadhurst, recently voted the best place to live in the UK. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is just over a mile distant and provides a regular service to London Charing Cross/Cannon Street in an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: The Barn is an attached village house with attractive external elevations of brick beneath a tiled roof and double-glazed windows and doors throughout. The property benefits from having been extensively refurbished over the last 3 years including new soffits, re-wiring, a new central heating system, a new kitchen and bathroom, new flooring and joinery, and redecoration throughout. The house provides a beautifully presented living space and offers spacious and flexible accommodation of approximately 2,369sq.ft/229sq.m. There is excellent scope for further improvement, is required, by creating a very large open plan kitchen/breakfast/family room through opening up the kitchen and conservatory, as well as converting the cellar.

The accommodation includes on the ground floor a spacious reception/dining hall with storage cupboards and stairs leading to the cellar, and doors leading to: a double aspect family room with sliding doors leading out to the garden with far reaching views beyond; a double aspect sitting room with an attractive open fireplace and sliding doors leading out to the garden; a good-sized, well-appointed kitchen/breakfast room, a conservatory, a study and a cloakroom. On the first floor there is a spacious landing, four double bedrooms – the main bedroom having built in wardrobes, an en-suite shower room and a large dormer window that takes full advantage of the wonderful views beyond, three further double bedrooms (two with fitted wardrobes) and a family bathroom.

Outside steps lead up from the lane to the front door and a path leads to a private level garden, which is part walled with open countryside and far-reaching views beyond. The garden is mainly laid and there are two areas of private terrace and a further gravelled area, as well as a garden shed.

Services: Mains water and electricity. Gas central heating

EPC rating: C

Local authority: Wealden District Council (01892) 653311

Council tax rating: Band F (£3,341.54 per annum)

Property address: The Barn, Blackmiths Lane, Wadhurst, East Sussex TN5 6DN



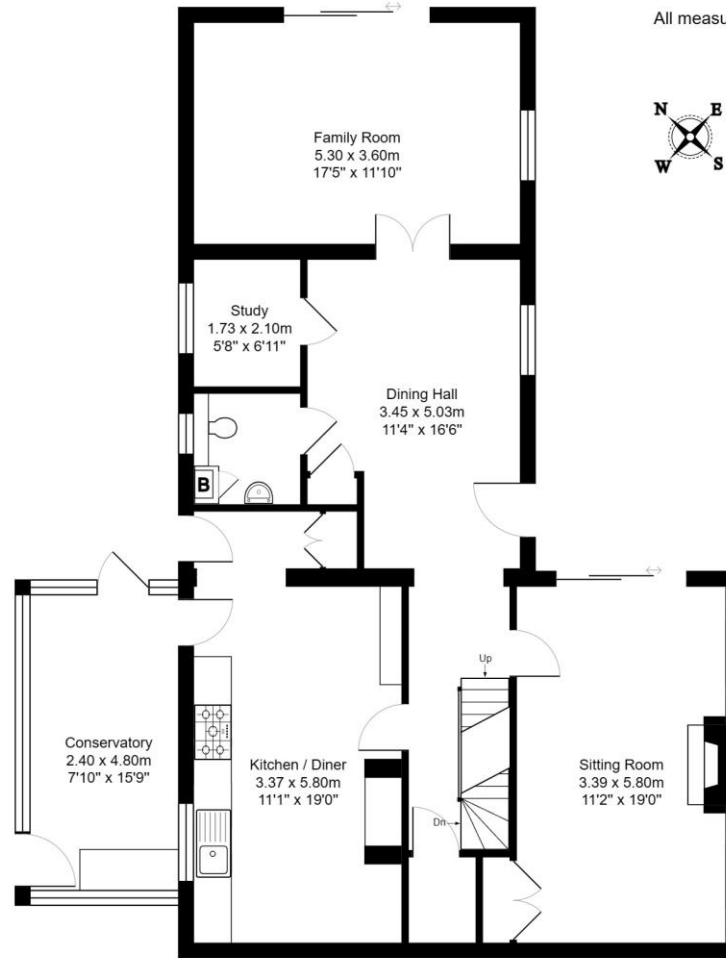
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

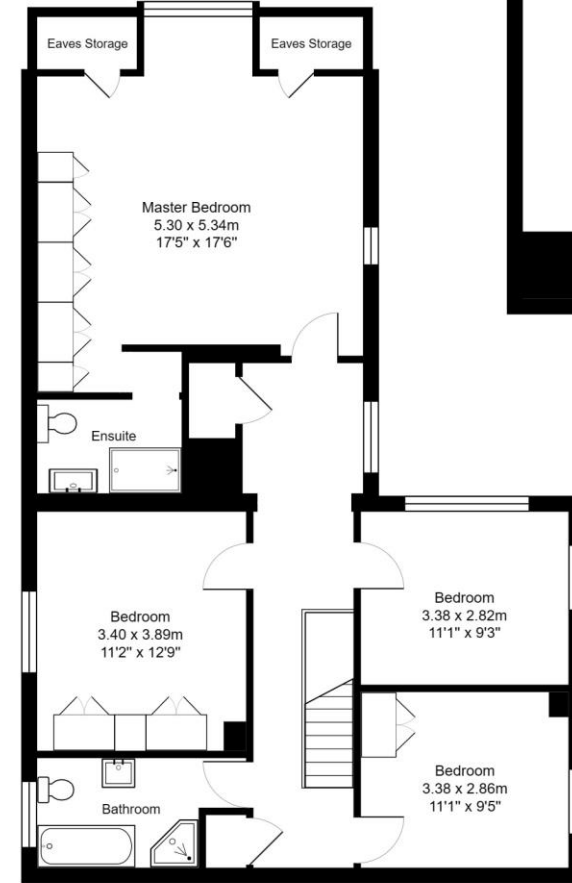


Total Area: 229.4 m² ... 2469 ft² (excluding eaves storage)

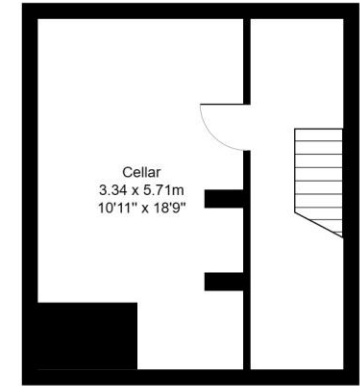
All measurements are approximate and for display purposes only.



Ground Floor
Area: 111.6 m² ... 1201 ft²



First Floor
Area: 89.4 m² ... 962 ft²



Basement
Area: 28.4 m² ... 306 ft²

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk