



## The Barn

Blacksmiths 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 £895,000 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, voted the best place to live in the UK in 2023. 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, public houses, as well as a doctor's surgery, dentist, state and independent primary schools 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 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 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 Pantiles, 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, which is within 1 mile and 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 and remodelled over the last few years including new soffits, re-wiring, a new central heating system, relocating the kitchen to maximise the wonderful outlook to the rear, new flooring and joinery (including attractive latch doors), and redecoration throughout. The house provides a beautifully presented living space and offers spacious and flexible accommodation of approximately 2,469sq.ft/229sq.m. There is also scope to convert the good-sized cellar into further accommodation, if required.

The accommodation includes on the ground floor: a spacious entrance hall with oak flooring (that continues through to the family room, dining room and kitchen/breakfast room), a deep storage cupboard and stairs leading to the cellar; a double aspect sitting room with an attractive open fireplace and sliding doors leading out to the garden; a family room extending to 19ft; a good-sized conservatory/study with a door to the garden; a cloakroom; a dining room with doors to a cloakroom and a larder and an opening with oak beam leading to a double aspect kitchen/breakfast room with a lovely outlook of the garden, far reaching views beyond, a range of shaker style wall and base units with oak work surfaces, Rangemaster cooker, and sliding doors leading out to the garden. On the first floor there is a spacious landing with loft access, 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, an attractive wrought iron gives access to a path and steps, which lead up from the lane to the front door and to a terraced area with a gate giving access to a good-sized garden, which is part walled with open countryside and far-reaching views beyond. The garden is mainly laid to lawn and there are two areas of private terrace and a further side gate leading to 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 (£3,724.94 per annum)

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

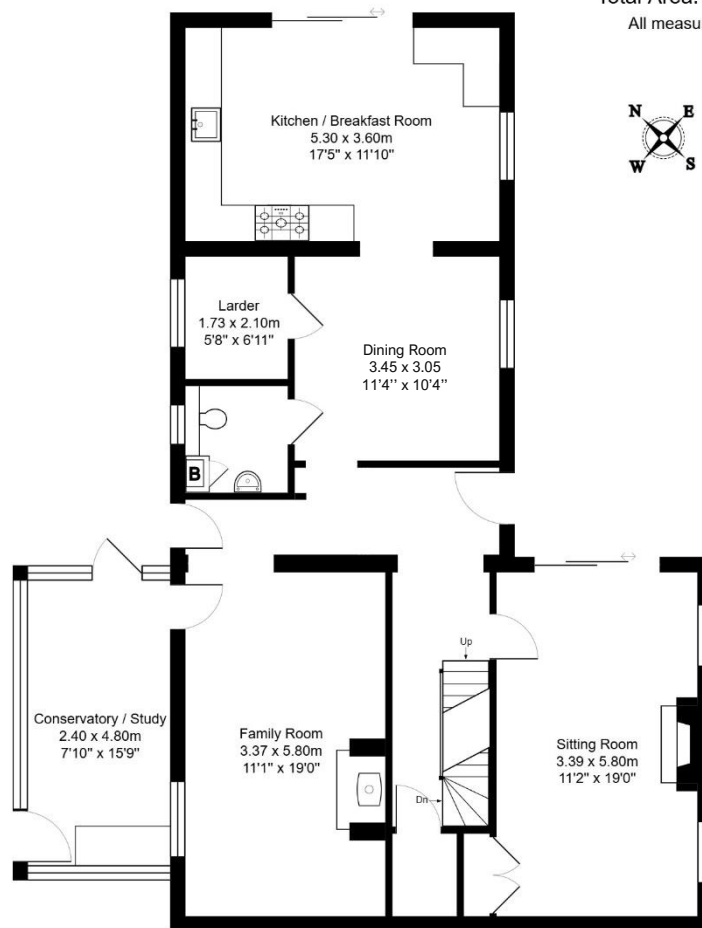


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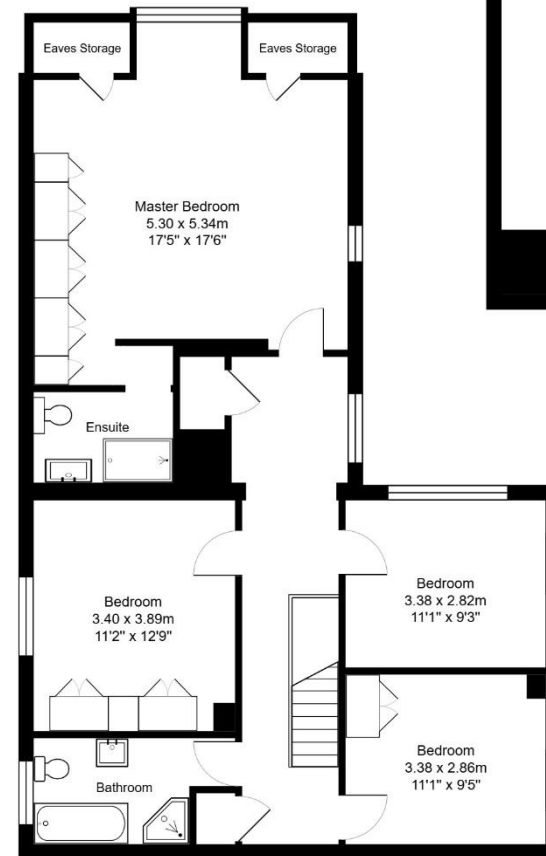
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



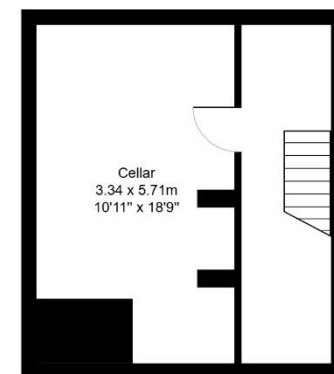
Total Area: 229.4 m<sup>2</sup> ... 2469 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



Ground Floor  
Area: 111.6 m<sup>2</sup> ... 1201 ft<sup>2</sup>



First Floor  
Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>



Basement  
Area: 28.4 m<sup>2</sup> ... 306 ft<sup>2</sup>

#### 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 and other details 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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