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Scotsford Granary, Street End Lane, Broad Oak, Heathfield, TN21 8UB

Offers in Excess of: £1,500,000 Freehold



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Surrounded by beautiful countryside with breathtaking views this immaculately presented and truly stunning detached Barn Conversion offers generous and flexible living accommodation comprising four/five bedrooms, four bath/shower rooms, one/two studies, open galleried hallway, formal sitting room, secondary living/family room, open plan kitchen/dining room, utility room, driveway with ample parking, detached double garage and wood store, plus gardens and a paddock of approximately two acres, all with sensational views and the remainder of the new-build guarantee. NO CHAIN. EPC rating C

Scotsford Granary is a truly fabulous example of a modern barn, built in around 2019 in a traditional aesthetic style, encompassing Sussex flint and brick elevations, beneath a tile and slate roof, with large glass walls and doors to maximise the light and also take in the views from all the principle rooms.

The accommodation is generously proportioned and provides a flexible layout arranged over two floors and enjoying luxury features having been built to an exceptionally high specification, including a bespoke kitchen and air-sourced heat pump providing hot water and underfloor heating throughout.

The property also benefits from modern oak double glazed windows, oak doors, and some of the oak frame is also on display, adding to the character.

The internal configuration flows seamlessly with a welcoming, galleried reception hall, with an oak front door and rear glass doors to take in the views immediately upon entering. Oak flooring runs throughout the hallway, and to enhance the natural light, the dividing wall to the kitchen/dining room has full-height glazing.

The hand-built kitchen has been cleverly designed to provide an ideal family and entertaining space whilst



maximising the fabulous views. Stylish features include exposed oak timbers, a central island with an oak breakfast bar, an inset sink with Quooker tap providing instant boiling water, an array of full height cupboards, including a larder/pantry unit, Quartz worktops, inset lighting and fully tiled flooring. Integrated appliances consist of Miele dishwasher, Bosch larder fridges, microwave, Everhot electric range cooker with three ovens, a hot plate and induction hob with an extractor fan.

The adjacent utility room includes a range of fitted cupboards, Quartz worktops with a Butler sink, a built in combination oven/microwave, space for upright fridge/freezer, washing machine and tumble drier, tiled flooring, window to front and door to side, and a further door to a plant room.

The family room forms another bright and airy room with a vaulted ceiling, modern wood burner to one corner and triple aspect windows, French doors and bi-folding doors overlooking the garden and countryside vista beyond.

Across the other side of the entrance hall is a door to the sitting room, with a fabulous aspect across the garden and countryside to the rear via windows and doors.

The home office/study is fitted with Neville Johnson office furniture and has a window and French doors to the side.

The ground floor bedroom is a large double room, with dual aspect windows plus a feature arched window, built in wardrobes and a door to an ensuite

shower room with vanity base cupboard and hand basin atop, WC, shower cubicle, inset lighting and heated towel rail

Also off the entrance hall is a door to the cloakroom, comprising a WC and basin, double doors to a coat cupboard, window to side and stairs to the first-floor galleried landing.

Across the gallery is the main bedroom suite, forming a vaulted bedroom, with velux window and a recess with a Juliet balcony and glass doors making the most of the views, plus an open dressing area with fitted wardrobes and storage to the eaves, eaves cupboards and a further door to the en-suite bathroom, comprising a bath, walk-in shower, WC and basin, part tiled walls and floor, extractor and velux windows to rear.

Bedroom two is also vaulted, with a similar recess with a Juliet balcony and glass doors making the most of the views, fitted wardrobes and a door to an en-suite shower room, comprising a WC, basin, shower, part tiled walls and floor.

Bedroom three is a further double bedroom with four velux windows to side and a door to an external stone staircase. A further single bedroom/study/hobbies room is adjacent, with a velux window to side.

There is an adjacent shower room, comprising a shower, WC and basin, tiled floor and part tiled walls.

The property forms one of two modern barn-style houses, with a stunning, neighbouring farmhouse sharing a drive, with a five bar gate to the private area of parking, providing ample parking for several vehicles, plus direct access to the house and the detached double oak-framed car garage, with a log store attached.

The whole garden is fence enclosed, and mainly laid to lawn, with a large, paved patio linking the rear rooms and forming a stunning alfresco dining space whilst taking in the views.

Beyond the garden is a two acre paddock, accessed from a garden gate, and with separate, gated road



access, and forms a wonderful outlook with further fields and woodland beyond.

The property enjoys an idyllic position off a peaceful country lane, within easy reach of the villages of Mayfield and Broad Oak.

The 16th Century beauty of Mayfield High Street is only approximately 2.5 miles away. Facilities in the village include a small supermarket, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

Broad Oak is also approximately 2.5 miles away, with a smaller array of shops, whilst Heathfield is around 4 miles away, with a more extensive array of shops, schools and amenities.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school. For more comprehensive facilities Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material information:

Council Tax Band H (rates are not expected to rise upon completion).

Mains electricity, private drainage via a private bio-pure sewage treatment plant, air source heat pumps providing hot water and underfloor heating which is zoned separately for all rooms.

The property is believed to be of brick and timber construction with a tiled roof. There is the remainder of the ten year, new-build guarantee.



We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has covenants and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

We are informed that full fibre broadband is available at the property, with a 'Ubiquity' wireless network system for Wi-Fi and the property is hardwired with CAT6 and multiple satellite cables.

There is limited mobile coverage.

There is a fitted security system.

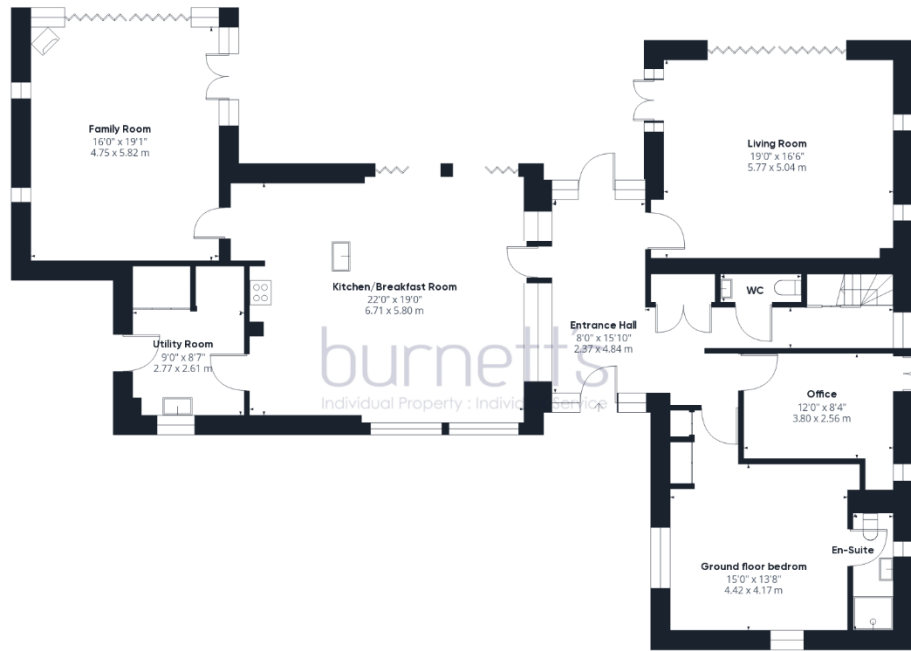
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property has step free access.

Agents Note:

The owners have obtained planning permission for alterations and extensions to the property with the Ref: [WD/2021/1842/E](#) to include:

- Changing the double garage into a three bay garage with a one bedroom annex/home office/studio above and a further workshop area.
- Extending the utility room to form a larger boot/utility room and linking the house to the new garage.
- Adding a window to the family shower room.
- Re-jigging the master bedroom and en-suite layout.
- Adding further additional parking to the lane side of the property.
- Adding solar panels to the front roof.



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

3256.84 ft²

302.57 m²

Reduced headroom

118.83 ft²

11.04 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy performance certificate (EPC)

Scotsford Granary
Street End Lane
Broad Oak
HEATHFIELD
TN21 8UB

Energy rating
C

Valid until: 7 January 2030

Certificate number: 8793-5266-0839-4027-5913

Property type

Detached house

Total floor area

333 square metres





burnett's

Individual Property : Individual Agent

www.burnetts-ea.com

Mayfield: 01435 874450
Wadhurst: 01892 782287
Lettings: 0845 873 7493



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.