

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is set off a narrow lane a short distance from the main street in Northiam, which offers leisure facilities including bowls club, library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More facilities are available in Peasmarsh (4 miles), where there is a family run supermarket, Battle (12 miles) and Tenterden (7.5 miles) with Waitrose & Tesco supermarkets and leisure centre. The Ancient Town and Cinque Port of Rye, renowned for its medieval fortifications and fine period architecture, is 8 miles. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5 minutes and 1 hr, 20 minutes respectively. Ashford International (20 miles) provides and a high speed service to London St Pancras in 37 minutes. There are excellent schools in the area in both the private and state sectors at all levels.

Clench Green Barn is a most charming and characterful Grade II Listed barn conversion of black weather board clad elevations underneath a peg tiled roof. The delightful accommodation has a wealth of period features with abundant oak beams and vaulted ceilings, and is set over two levels, as shown on the floor plan. To the rear is a detached studio/home office.

A part glazed stable door opens into the kitchen/breakfast room which is well fitted with painted cabinets comprising cupboards and drawers and a butler sink with mixer tap, together with an integrated Siemens dishwasher and Neff washer/dryer beneath granite work surfaces. There is Stoves Range cooker with a five burner gas hob and three ovens, space for a table, an antique terracotta tiled floor and a vaulted ceiling with exposed timbers.

Adjacent is the double aspect sitting room, which has a wood burning stove set within a brick fireplace, natural floorboards and exposed timber framing.

The central section of the barn is formed by the dining hall which has high ceilings, glazed double doors to one end and a further glazed door and side panel to the other, as well as stairs rising to the first floor.

The accommodation on the ground floor is completed with a master bedroom and an adjacent bathroom with fittings comprising a panelled bath with a shower above, a close coupled w.c and a pedestal wash basin.

On the first floor there are two additional double bedrooms on either side of a galleried landing, off which a second bathroom is accessed with a pedestal wash basin, close coupled w.c and panelled bath with a shower above.

Outside: The garden is to the rear of the house and provides a wonderful, secluded setting for the barn. It is laid to lawn with wonderful cottage borders including Pear espaliers, roses, lavender, clematis, salvia's, Euphorbia, Perovskia, Campanula, Alliums, Lupins, Helenium etc for colour and interest throughout the year. Mature trees and shrubs, provide screening and the garden is set around an attractive pond which provides a focal point. Immediately to the rear of the house is the detached studio/home office annexe building affording versatile space. The outbuilding has consent for the use to also include additional residential accommodation RR/2024/930/P. The driveway to the barn is to the right and provides off road parking for several cars. One shed and one large garden shed with power.

Services: Local Authority: Rother District Council. Council Tax Band G  
Mains water, electricity, gas and drainage. Gas central heating  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 80Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK



Guide price: £725,000 Freehold

Clench Green Barn, Beales Lane, Northiam, Near Rye, East Sussex TN31 6LJ



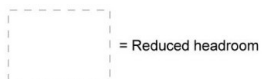
A most charming and characterful Grade II Listed period barn conversion with exposed honeyed oak timber framing, together with a separate home office/studio with consent for ancillary accommodation, set off a narrow country lane in a delightful cottage garden.

- Sitting room • Vaulted dining hall • Kitchen/breakfast room • Galleried landing • 3 Bedrooms • 2 bathrooms
- Detached studio/home office with consent as a residential annexe • Mature garden
- Parking for several cars • EPC rating D





Directions: On entering Northiam from the direction of Beckley or Broad Oak, proceed through the village along Main Street, passing the Muddy Duck public house on your right. Take the next turning on the right into Beales Lane where the property will be found after a short distance on your left.

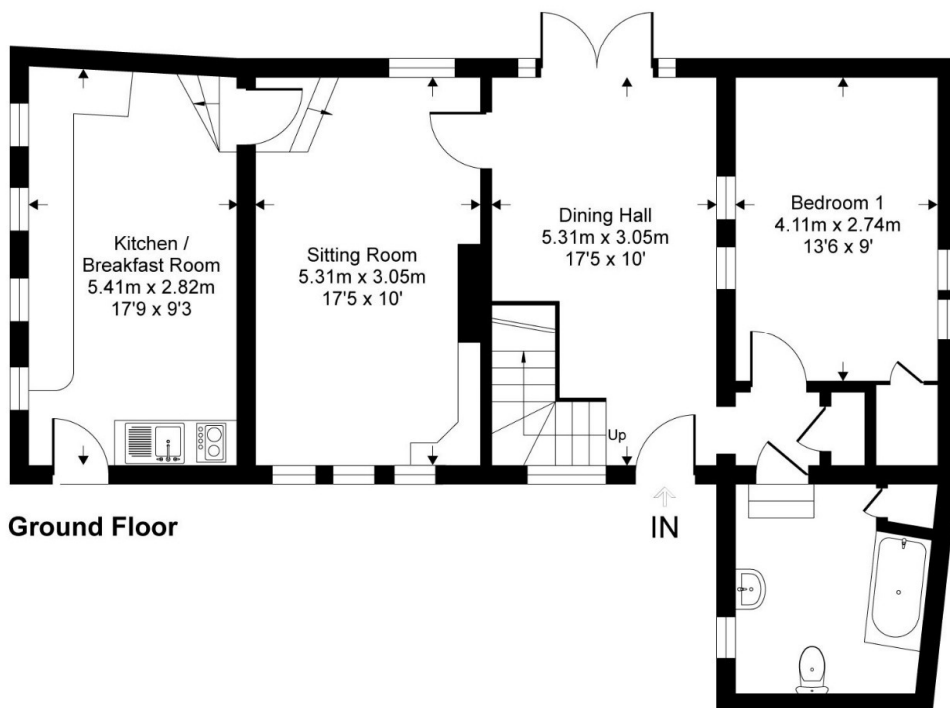


## Clench Green Barn

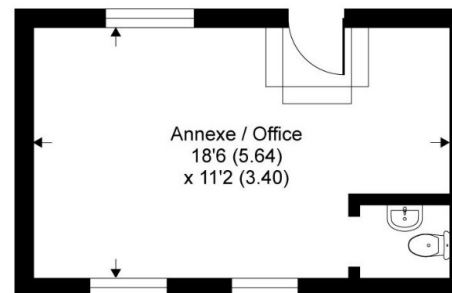
Approximate Gross Internal Area = 109 sq m / 1175 sq ft

Approximate Annexe Internal Area = 19 sq m / 207 sq ft

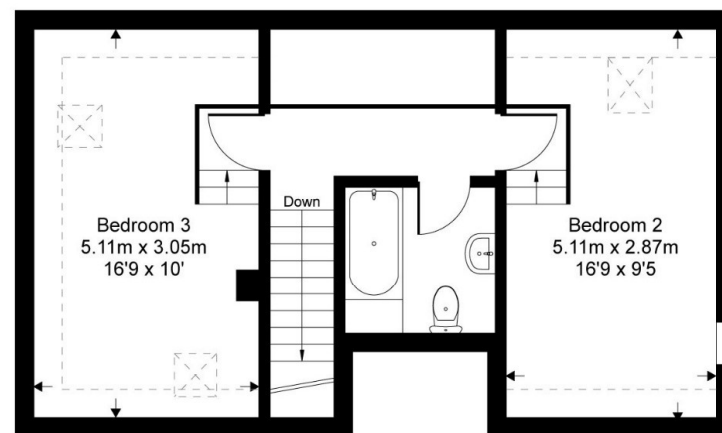
Approximate Total Internal Area = 128 sq m / 1382 sq ft  
(excludes restricted head height)



**Ground Floor**



**Annexe**



**First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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