

PHILLIPS & STUBBS



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COUNTRY



Yew Tree Barn is set on the rural periphery of the Wealden village of Northiam, surrounded by open countryside in The High Weald National Landscape. The village offers a number of local services including convenience store, bakery and cafe, hardware store, large sports hall, doctor's surgery, optician and veterinary practice, together with a primary school, parish church and Great Dixter house and gardens. The historic Cinque Ports of Rye (7 miles) and Tenterden (8 miles) both offer a wider selection of shops and amenities. A range of private and state schools in the area include Benenden School, Vinehall at Robertsbridge, St Ronan's at Hawkhurst, Buckswood at Guestling and Homewood School at Tenterden. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (9 miles) taking approximately one hour, 5 minutes and 1hr, 20 minutes respectively. Ashford International (20 miles) provides a high-speed service to London St Pancras in 37 minutes.

Yew Tree Barn is a fine Grade II Listed period barn dating from the 18th century, sympathetically converted about twenty-five years ago to provide spacious, versatile accommodation, much of which is open plan and some rooms divided by open studwork. Internally, original beams and timber framing, including arched braces, are complemented by a wealth of bespoke oak joinery including traditional latch doors, floorboards and a turned staircase to a galleried landing. The property is partially attached at one side to an outbuilding/store of a neighbouring residence.

The entrance to the property is set within the original wagon entry door which now houses floor to ceiling windows inset with plantation shutters. The double height entrance hall has a turned staircase, open studwork and a terracotta tiled floor. The spacious drawing room, which has an inglenook fireplace with a wood-burning stove, is open to the adjoining dining room, which in turn gives access to a study with gallery and storage. To the rear is a sitting room with French doors to the terrace, a raised ceiling with exposed timber framing and original horizontal panelling to one wall.

Adjoining is a farmhouse style kitchen/breakfast room with a raised ceiling, exposed timber framing, original panelling, a slate tiled floor, a stable door to the rear garden and a range of cabinets beneath terracotta tiled work surfaces providing generous levels of storage. Adjacent is the utility room which provides further storage and space for appliances. The west wing comprises a ground floor bedroom, shower room and hall area with direct access to the side entrance and driveway.

On the first floor, there is a galleried landing with a vaulted ceiling serving three double bedrooms. The double aspect principal bedroom benefits from rural views to the front and rear, fitted wardrobes and an en suite shower room. There are two further bedrooms which have fitted cupboards, and a family bathroom. A substantial attic above provides potential for the creation of further accommodation.

Outside: Yew Tree Barn is approached via an in-and-out driveway proving ample off-road parking to the front of the house, as well as behind a secure gated area at the side of the property. A good-sized timber outbuilding located here provides garden and log storage. The mature, south facing rear landscaped gardens are filled with burgeoning beds of flowering shrubs and herbaceous plants, including Japanese maple, Chinese flowering dogwood, Kousa, cotoneaster, photina and hydrangeas generating colour and interest throughout the year. There is a wide sunken terrace of Yorkstone and old brick at the rear of the house enclosed by established rockeries, beds and borders with Yucca gloriosa, a wild olive tree and a fountain bamboo. A wisteria clad pergola walkway leads to a well-maintained area of lawn adjoining open farmland with views across rolling Sussex countryside.

Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Private drainage. Oil central heating
Predicted mobile phone coverage: Variable: EE, Vodafone, Three and 02
Broadband speed: Standard 22Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £895,000 Freehold

Yew Tree Barn, Beckley Road, Northiam, Rye, East Sussex TN31 6JB



A most attractive conversion of a Grade II Listed eighteenth century barn, affording about 3000sqft of versatile accommodation, set in mature gardens and enjoying distant views over the surrounding countryside.

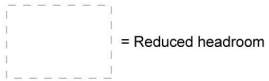
Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Study • Utility room •
Galleried landing • Four Bedrooms • Three bath/shower rooms • Substantial attic • Oil central heating •
Mature south facing garden on 1/3rd acre plot • Garden store • Off road parking for multiple vehicles •



Directions:

Leaving Rye in a northerly direction along the A268, proceed through the village of Peasmarch and turn left at the Four Oaks junction onto the B2088 Main Street. Continue through the village of Beckley and just after passing the Rose and Crown public house, bear left onto the B2165, signposted Staplecross and Brede, and after 0.9 miles Yew Tree Barn will be seen on the left-hand side.

From Hawkhurst head Southeast on the A268 towards Rye, which briefly becomes the A28. Continue for approximately 8 miles through Northiam village before turning left opposite the primary school onto the B2088, signposted Beckley. After 0.7 miles, turn right at Clayhill onto the B2165, signposted Staplecross and Brede, and after 0.9 miles Yew Tree Barn will be seen on the left-hand side.

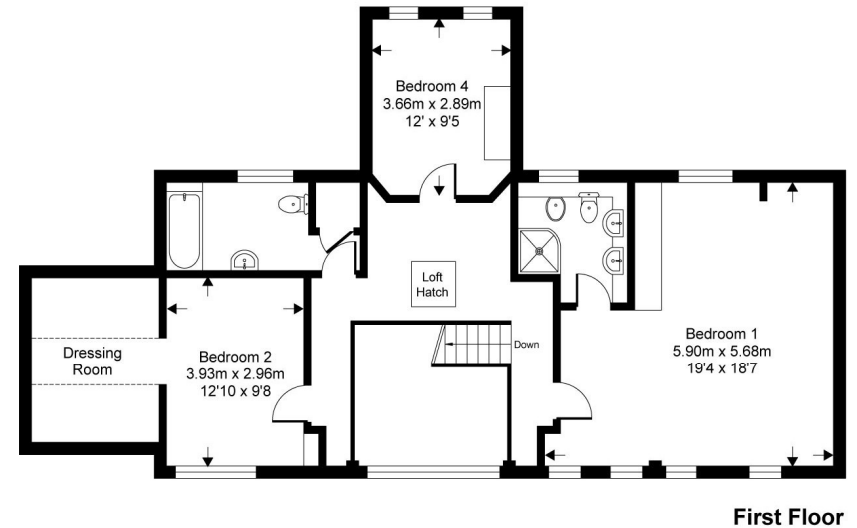
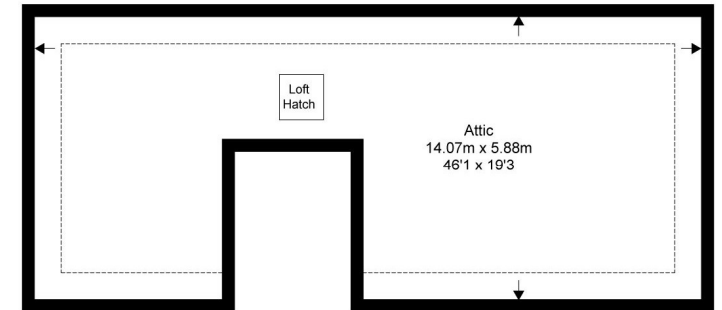
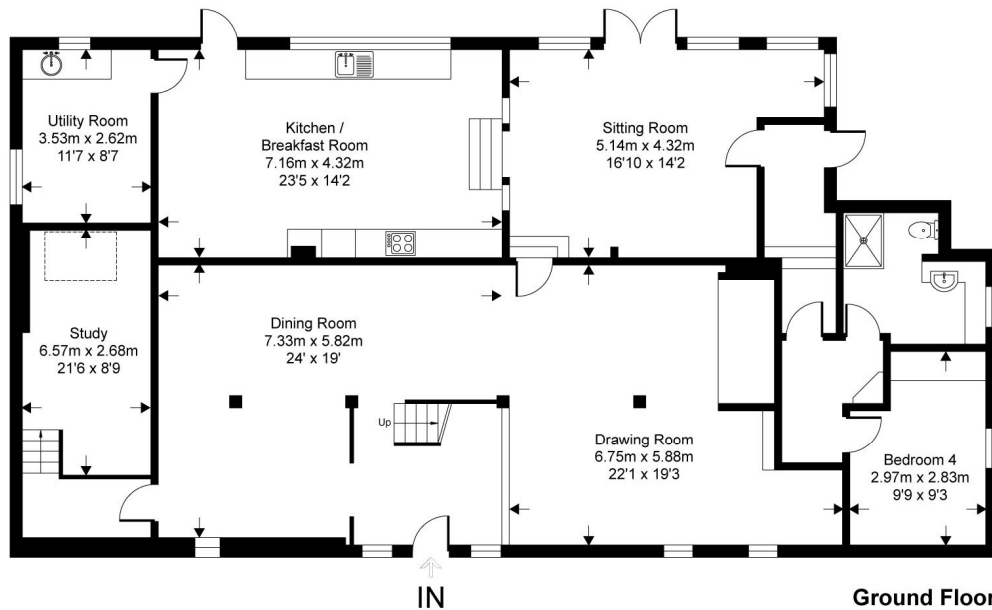


Yew Tree Barn

Approximate Gross Internal Area = 346.6 sq m / 3731 sq ft (including attic)
(excludes restricted head height)



Garden
Extends To
41.45m x (136')



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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