

London Barn Farm, Etchingham, East Sussex





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A unique and characterful converted barn in a delightful and peaceful rural position with fantastic views over the surrounding countryside. The property has fabulous gardens and grounds (further land available) and numerous outbuildings including a detached home office/study/studio, substantial garage, one bed annexe, stables and pavilion.

Ticehurst 2.2 miles. A21 Flimwell 2.7 miles. Etchingam station 3.7 miles (London Bridge from 66 minutes). Stonegate station 5.5 miles (London Bridge from 62 minutes). Wadhurst 5.8 miles. Burwash 6.2 miles. Tunbridge Wells 13 miles (London Bridge from 44 minutes). Rye 18 miles. London 52 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Rother District Council, Tel 01424 787000

Council tax band: G

Services: Mains water and electricity. Oil-fired heating. Private drainage.
Full fibre broadband available.









The Property and Outbuildings

London Barn Farm comprises a wonderful unlisted converted barn, with numerous outbuildings, creating an extremely flexible and substantial residential dwelling ideal for those wanting a spacious home office or studio. This unique property is full of character with many exposed beams and timbers, exposed stone and magnificent vaulted ceilings. The front door of the barn opens into an entrance hall giving access to the kitchen, cloakroom and utility room. The well-appointed modern kitchen has fitted base units with worktops over, Range cooker, vaulted ceiling, stone floor and windows to the front. On the other side of the hall, the utility room is fitted with an extensive range of fitted cupboards, butler's sink and space for appliances. At the far end of the utility room, sliding doors open into a charming outer hall with glazed roof, linking to the wine store, plant room and substantial garage building.

From the entrance hall, steps lead up to the fabulous open-plan reception/living room which provides two seating areas and a dining area. To one end of the room, the formal sitting area has a magnificent vaulted ceiling as well as an attractive full height chimney with fireplace and wood burner. An open staircase leads up to the first floor and a characterful double aspect bedroom with en suite bathroom. From the reception room, a rear corridor leads through to three ground floor bedrooms (one is currently being used as a dressing room) and a bathroom.

The barn is approached over a track of about a third of a mile leading to the barn, office/study/studio, the annexe/stable building, and a substantial weatherboarded heated garage/workshop building supplying parking for multiple cars. These four buildings sit around each side of an attractive square lawned garden with a large terraced area at the front of the barn. Adjacent to the house the impressive detached home office/study/studio has weatherboarded elevations under a thatched roof. Internally, it provides an attractive open plan room with exposed timbers, vaulted ceiling, fitted bookshelves and bi-fold doors leading out to a paved terrace to the front. A further outbuilding provides three stables and an annexe with sitting room, bedroom and shower room. To one side of the garden, the detached pavilion provides a tractor shed/stores and an attractive covered sitting area with lovely views over the wild flower meadow.





Gardens and Grounds

The delightful park-like gardens and grounds are a particular feature of the property and enjoy fabulous views over the surrounding rolling countryside. To the rear of the barn there are two decked terraces (one with a sun canopy over), ideal for al fresco dining and entertaining. The gardens lead on to an area of woodland. In all about 8.37 acres. (A further 22 acres of adjoining fields and woodland are available to purchase by separate negotiation).

Situation

London Barn Farm occupies a delightful position near the Kent/Sussex border and within the High Weald Area of Outstanding Natural Beauty. Nearby Etchingham and Burwash provide a range of local facilities including shops, post office, pub, primary school, village hall and station (Etchingham). The larger centres of Tunbridge Wells, Wadhurst and Heathfield are all easily accessible, offering a wider range of shopping, recreational and cultural facilities. Rail services are available at Etchingham, Wadhurst and Stonegate. There is a good choice of schooling in the area (both state and private sectors) including Vinehall at Robertsbridge, St Ronan's and Marlborough House in Hawkhurst, Benenden (girls), Dulwich Preparatory at Cranbrook, Mayfield (girls), Bede's at Upper Dicker, and Eastbourne College. Leisure activities in the area include walking and riding in the surrounding countryside; golf at a variety of courses including Dale Hill, Piltdown, Rye and the East Sussex National near Uckfield; sailing and water sports at Bewl Water and on the south coast. There are theatres in both Brighton and Eastbourne and opera at Glyndebourne. The property is also perfectly placed for many historic buildings and places of interest including Pashley Manor Gardens, Batemans, Scotney Castle, Sissinghurst Castle Gardens, Bodiham Castle, Battle Abbey, Rye Harbour and coastal resorts including Hastings, Eastbourne and Brighton.

Directions (TN19 7QT)

From Junction 5 of the M25, take the A21 south in the direction of Hastings for approximately 26 miles. Shortly after the '50 mph Swiftsden' sign, turn right onto the B2099 (signposted Ticehurst/Wadhurst). After 0.7 of a mile, turn left onto a track and the property will be found at the end, on the right-hand side.





Approximate Gross Internal Floor Area

House: 338.9 sq m / 3648 sq ft

Garage & outbuildings: 434.5 sq m / 4677 sq ft

TOTAL: 773.4 sq m / 8325 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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