


Pilgrims Barn


Laughton, East Sussex




An impressive detached new-build barn in excess of 3,000 sq ft, situated in an idyllic rural position with superb far-reaching views.

Laughton 1 mile, Uckfield Station 5.1 miles, Lewes Station 7 miles, Brighton 12 miles, Eastbourne 15 miles (Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/living/dining room | Office | Utility room | Cloakroom
First Floor: Principal bedroom with en suite shower room | Guest bedroom with en suite bathroom
Two further bedrooms | Family bathroom



Situation

(Distances and times are approximate)

The historic village of Laughton is ideally situated on the edge of the South Downs National Park in East Sussex. The village offers a range of day to day amenities including a village shop, post office and pub. The county town of Lewes is just 7 miles away with a vast array of shopping and leisure facilities, as well as the station offering services to London in just over the hour. Services to London are also available from nearby Uckfield.

The area has some excellent schools within easy reach, including Laughton Community Primary School and private options such as Eastbourne College, Brighton College, Hurst, Roedean, Lancing College, St Bede's, Moira House, St Leonards, Mayfield and St Andrew's Prep.

The south coast provides excellent sailing, the South Downs are renowned for walking and riding, and there are racecourses at Plumpton, Brighton, Fontwell, Lingfield, and Goodwood. The world-famous Glyndesbourne opera house is nearby.



The Property

Pilgrims Barn is one of two outstanding new-build barns, completed to the very highest of standards.

A vast and impressive entrance hall is flooded with natural light, with bi-fold doors straight ahead leading directly out to the garden. Doors to the left lead into a fabulous, open-plan kitchen/living/dining room with another set of bi-folds, creating a seamless flow into the garden – ideal for family living and al fresco entertaining. The kitchen itself comprises a range of stylish wall and base units, with stunning solid worksurfaces and a good-sized island with additional seating and storage. Also to note on the ground floor is a further reception room, currently arranged as an office, with a separate utility room and cloakroom. Striking oak floors run throughout the ground floor, with under-floor heating.

The principal bedroom is situated on the first floor with a luxurious en suite shower room. The guest bedroom also benefits from a beautifully appointed en suite, completed by a free-standing bath. There are two further bedrooms on this level, served by a family bathroom. All bathrooms benefit from under-floor heating.



Gardens and Grounds

The barn is approached via electric gates and a driveway providing ample parking for a number of vehicles. An attractive patio adjoins the house leading to an area of level lawn, enjoying outstanding views of the surrounding countryside.

Property Information

Agents Note: Planning permission granted for garaging - ref: WD/2020/1224/FA.

10 year warranty with Protek
(www.protekwarrranty.co.uk).

Directions (BN8 6DG): Proceed north away from the village of Laughton on Shortgate Lane for approximately 1 mile. Just before the road meets the B2192, bear sharply right and continue on Shortgate Lane. Pilgrims Barn and Fallows Barn will be found after a short distance on the left hand side.

Services: Mains water and electricity. Private drainage. Air-source heat pump. Heat recovery systems providing fresh air at all times. Full length installation fibre optic broadband. EV charging point.

Local Authority: Wealden District Council

Council Tax: Band G

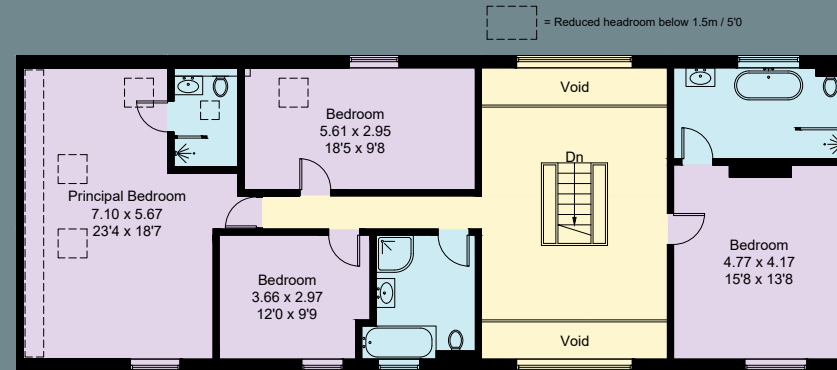
EPC: B

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

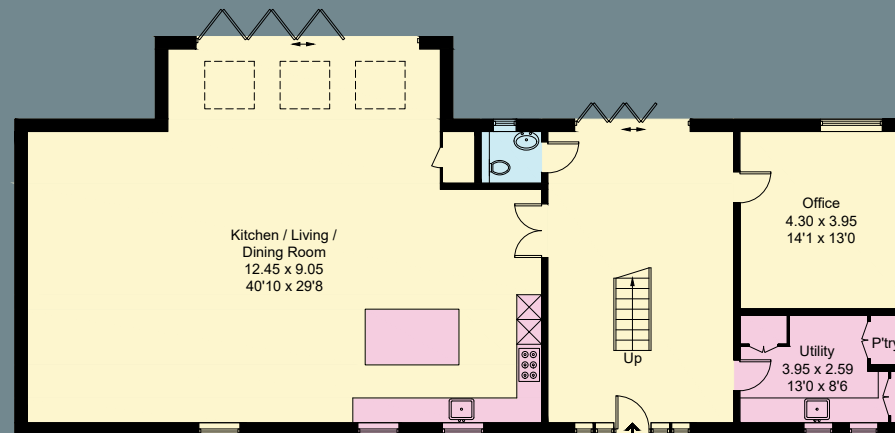
Approximate Gross Internal Floor Area

295.2 sq.m / 3177 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 on the last page of the text of the Particulars.



First Floor



Ground Floor

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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 June 2025. Photographs and videos dated May/June 2025.

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