



£450,000 offers in excess of
Wish Farm Barn, Moor Lane, Near Glynde, East Sussex, BN8 5UP

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The property...

Surrounded by the local countryside outside of the picturesque village of Glynde, Wish Farm Barn offers an exciting opportunity to purchase a brick built farm building with planning consent for conversion to create a 3 Bedroom home of approximately 1,130 sq.ft. (105 sq.m)

The approved plans allow for a 3 Bedroom Detached home boasting magnificent views across farmland and onto the South Downs National Park. Inside the plans provide a desirable Open Plan Living, Kitchen, Dining Room, a Family Bathroom and 3 Bedrooms. The principal Bedroom would further benefit from an EnSuite Shower Room.

Architectural features for the completed dwelling could include, vaulted ceilings, exposed timbers and floor to ceiling windows and doors making the most of the truly Stunning Views.

Outside the property would benefit from Off Street Parking for several vehicles, a purpose built bicycle store and gardens which would include a walled courtyard.

Planning Reference - LW/22/0823

We are advised works are considered as commenced.

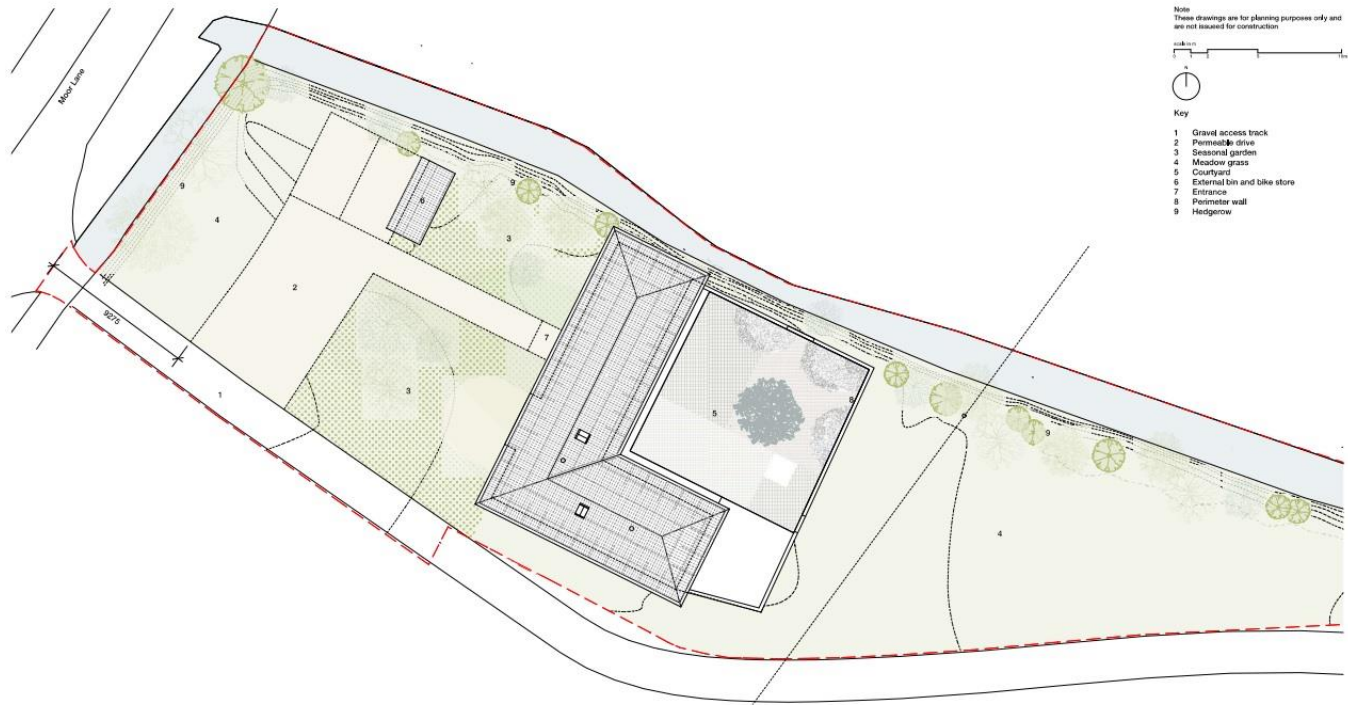
Services: It will be the responsibility of the prospective purchaser(s) to connect the property to mains electricity and water, and to install a sewerage treatment plant.

Covenants: The property is only to be used as a single storey private dwelling for occupation by the purchaser and their family.

Tenure – Freehold

Plot – About 0.35 acre

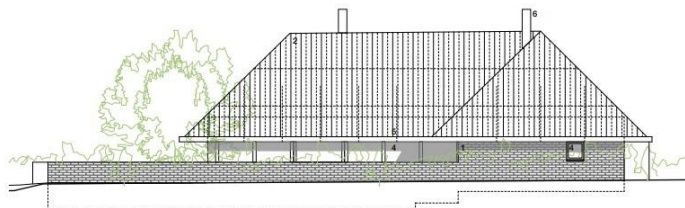
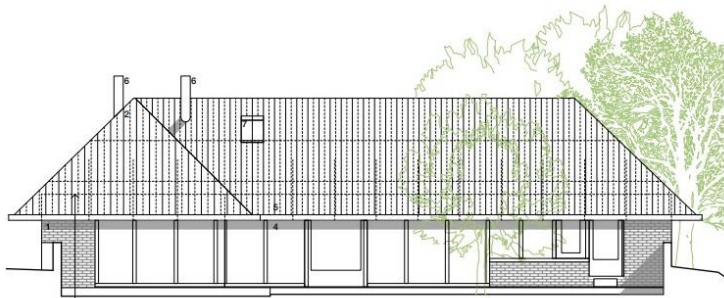




Location...

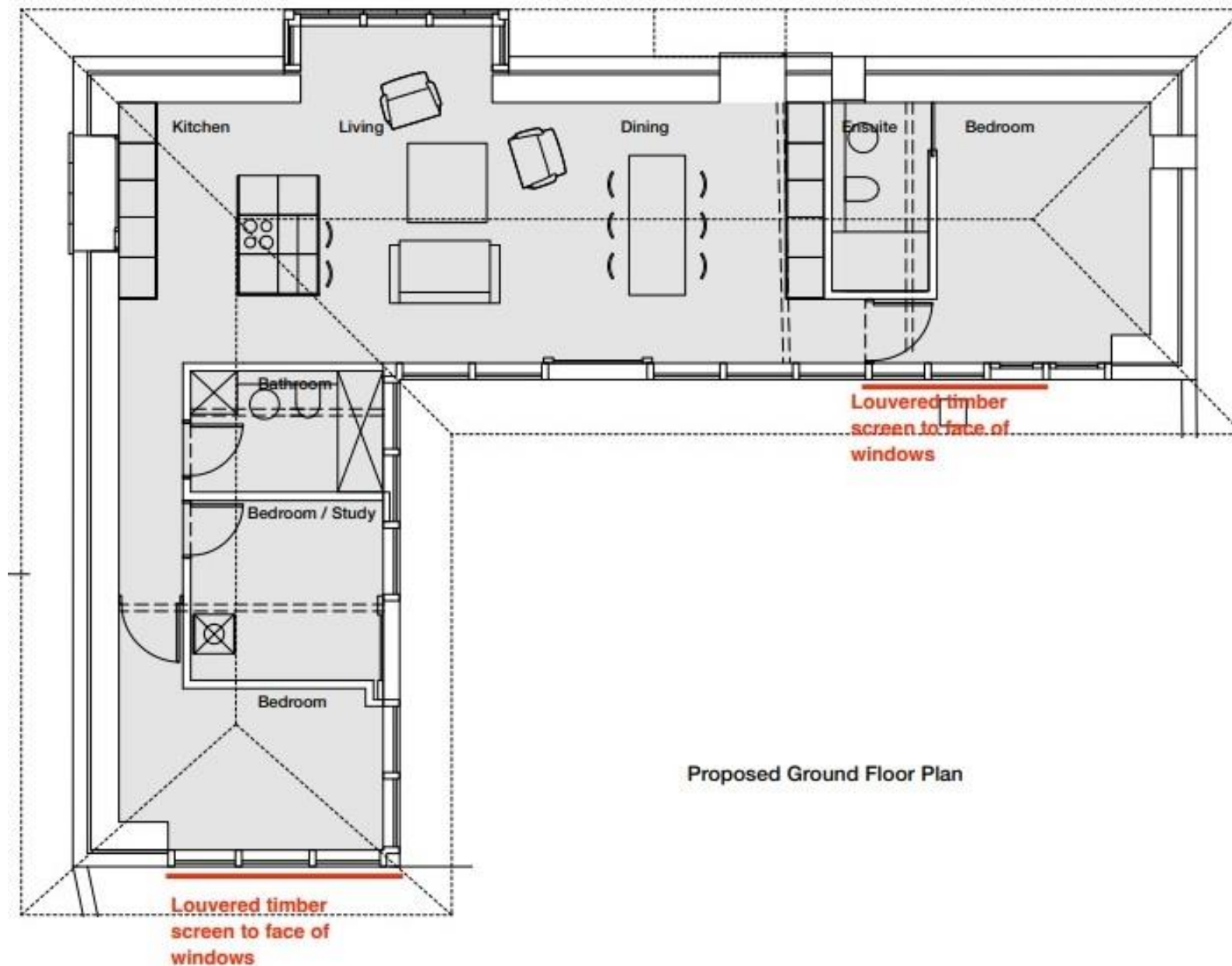
Wish Farm Barn is located along a minor country lane, and lies in a peaceful rural location about 2.5 miles from the pretty village of Glynde, which provides a mainline station to London (London Victoria approximately 70 minutes) Glyndebourne Opera House is just over a mile away. The historic county town of Lewes is some 5 miles, whilst Brighton & Hove is about 13 miles.

The property is to be approached via a shared access track which will lead to a permeable drive which will provide parking for several cars, to one side of which there is to be a bin and bike store. The drive will be bound on one side by the proposed dwelling and on the other by an area of meadow. Immediately adjacent to the eastern side of the property there is to be a part-walled courtyard garden, beyond which there is to be a further area of garden. There are some lovely uninterrupted southerly views over the surrounding countryside to the South Downs.



dashed line indicates position of external wall

Please Note some images used are artist impressions and may not show the true boundary. A Land Registry plan is however shown in our marketing material.



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