

**RUSH  
WITT &  
WILSON**



**Barn House Warren Road, Fairlight, East Sussex TN35 4AN  
Guide Price £1,800,000**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire a unique 'estate style' property comprising substantial detached house, modern agricultural barn for conversion, further range of outbuildings with potential, tennis court and gardens / grounds of approx. 8.4 acres. The house offers well proportioned accommodation arranged over three floors, there are three bedrooms each with an en-suite bathroom, large first floor living room with vaulted ceiling and an adjoining snug having access to balcony. Generous living space on the ground floor comprises sitting room/ dining room, further reception room and a sunroom. Kitchen / breakfast room, ancillary storage and a cloakroom. The agricultural barn has previously had planning permission granted to be replaced with an office building and is considered suitable for a variety of purposes, subject to necessary consents. Garage building, summerhouse and further range of useful outbuildings.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



**Locality**

The property occupies a tucked away location, accessed via a shared unmade lane, approx. 1/3 mile off of Battery Hill, in an elevated position within the High Weald Area of Outstanding Natural Beauty with a Country park / Nature Reserve adjoining.

Village amenities include a public house / restaurant and an active community hall. Further shopping, primary and secondary school, sporting and recreational facilities can be found in the nearby Historic Coastal Town of Hastings and the Ancient Cinque Port Town of Rye.

Rye railway station provides services to Ashford International and connecting high speed services to London.

At nearby Pett Level there is access to miles of shingle beach that extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay.

**Entrance Porch**

**Living Room**

33'1" x 15'3" (10.1 x 4.65)

**Sunroom**

28'1" x 8'6" (8.56 x 2.6)

**Cloakroom**

6'5" x 4'7" (1.96 x 1.40)

**Reception Room**

19'0" x 9'4" (5.80 x 2.87)

**Kitchen**

19'2" x 9'7" (5.86 x 2.93)

**Boiler Room**

9'3" x 4'8" (2.84 x 1.43)

**Walkin Pantry / Store**

9'2" x 4'11" (2.8 x 1.52)

**First Floor**

**Living Room**

24'5" x 17'1" (7.46 x 5.22)

**Snug**

14'10" x 9'7" (4.53 x 2.93)

**Bedroom**

11'9" x 9'1" (3.59 x 2.77)

**Ensuite Bathroom**

8'11" x 6'0" (2.73 x 1.83)

**Bedroom**

16'9" x 9'7" (5.12 x 2.93)

**Ensuite Bathroom**

7'10" x 5'11" (2.4 x 1.81)

**Second Floor**

**Bedroom**

22'5" x 10'2" (6.84 x 3.12)

**Bathroom**

7'10" x 5'7" (2.4 x 1.72)

**Outside**

Double gates to the front and drive leading to garage building, barn and onto main house. Extensive parking provision.

There is an area of lawn to the front of the house and split level terraces to side and rear.

Tennis court enclosed with raised viewing terrace above.

The drive continues to an area of grassland.

The garden and grounds extend to approx. 8.4 acres.

**Barn**

A substantial detached building considered suitable for a variety of purposes, subject to necessary consents.

Planning permission has previously been granted for

replacement with a SINGLE STOREY OFFICE BUILDING for personal use by the applicant. Application number RR/ 2015/ 2332/P

**Planning History**

Planning has previously been granted as below -

RR/2013/ 1998/P Single storey office building for personal use of applicant - to replace existing modern agricultural building.

RR/2015/23332/P Two storey extension for kitchen, dining room and sun room.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax band G



GROUND FLOOR  
1327 sq.ft. (123.2 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.

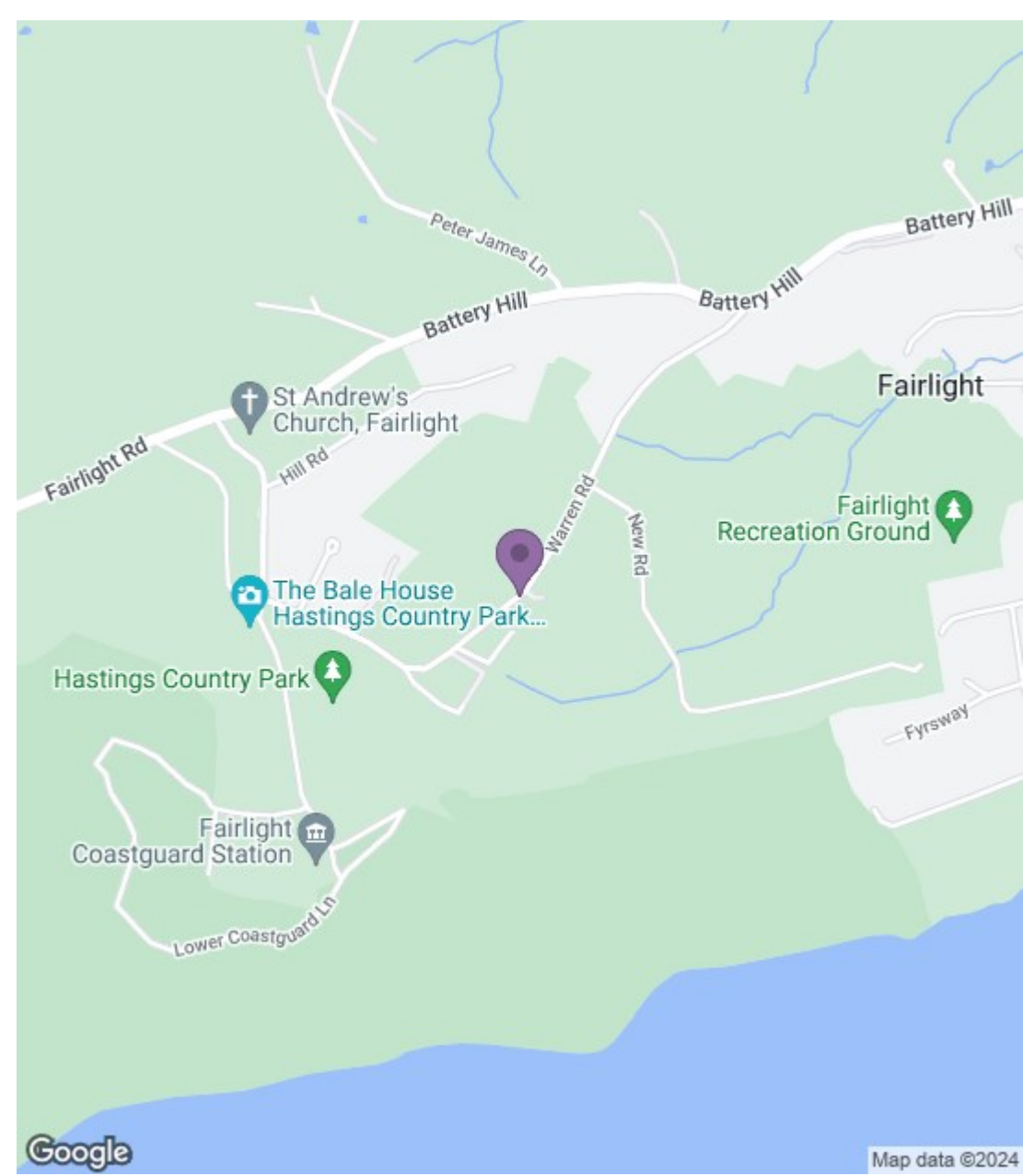


TOTAL FLOOR AREA : 2748 sq.ft. (255.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>61</b>	<b>88</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
rye@rushwittwilson.co.uk  
www.rushwittwilson.co.uk