

**RUSH
WITT &
WILSON**



Long Barn Smeatons Lane, Winchelsea Beach, East Sussex TN36 4HW
Guide Price £1,895,000

UNIQUE COASTAL HOME WITH LAND.

Rush Witt & Wilson are pleased to offer a detached contemporary home set in approx. 2.5 acres.

The spacious and versatile accommodation comprises living room with access onto the garden, open plan kitchen/dining room, study/home office, music/family room linking to the garden room, utility room and cloakroom.

Stairs and a lift give access to the first floor. There is a large landing with further reception room/bedroom with stairs to a gallery and a further room offering flexible use. The landing also provides access to the family bathroom, four bedrooms, one with dressing room, and en-suite.

The garden and grounds are a particular feature and extend to approx. 2.5 acres, incorporating formal lawn, woodland and an area of shingle.

There is a site mobile home with potential. Summer house / studio and a garage / store.

For further information and to arrange a viewing please contact our Rye Office 01797224000



Locality
Longbarn occupies a tucked away location just a short walk from the beach. Winchelsea Beach is an increasingly popular seaside village much sought after by those enjoying beach and outdoor living. The village offers a range of daily amenities including a general store with post office, butchers, delicatessen, public houses/restaurant. There is also a fish and game store, active community association and village hall. Further shopping, sporting and recreational facilities can be found in the historic coastal town of Hastings and Ancient Cinque Port town of Rye, each of which are only a short drive away.
In addition to the beautiful shoreline, the village is bordered by a nature reserve and open countryside with many rural walks.

Entrance Porch
9'10" x 5'4" (3.02m x 1.65m)
Double aspect windows, door and window to front, vaulted ceiling, glazed door leading into:

Reception Hallway
17'7" x 11'3" (5.38m x 3.44m)
Staircase and lift first floor, double sliding doors leading into living room, lift to first floor, doors off to the following:

Study
10'6" x 10'10" (3.22m x 3.31m)
Double aspect windows to front and side.

Cloak Room
8'0" x 3'9" (2.45m x 1.16m)
Window to front, wash hand basin, wc.

Living Room
21'11" x 17'1" (6.7m x 5.21m)
Bifold doors to rear opening to paved terrace and garden, contemporary style log burner, door leading into:

Garden Room
14'9" x 14'0" (4.52m x 4.29m)
A light and airy triple aspect room with windows to the rear and side, double doors opening to terrace and garden, vaulted ceiling with skylights, bifold doors connecting to:

Music Room
11'5" x 10'10" (3.5m x 3.32m)
Window to side.

Shower Room
10'9" x 5'9" (3.30m x 1.77m)
Window to side, large shower cubicle, wash hand basin, wc, generous wall tiling, heated towel rail.

Kitchen / Dining Room
21'5" x 16'4" (6.53m x 4.98m)
Windows and doors to side, Bifold doors to rear opening to terrace and garden. Fitted with a range of modern shaker style cupboard / drawer base units and matching wall mounted cabinets. Central island with additional storage under. Further upright units incorporating twin neff pyrolytic ovens with hide and slide doors , pan drawers beneath. Integrated fridge and freezer. Built in dishwasher. Complimenting worktop with inset sink. Gas hob with extractor over.

Utility Room
16'4" x 6'9" (5m x 2.08m)
Window to front, door to side, fitted with a further range of cupboard units matching the kitchen, complimenting worktop with inset ceramic sink, space and plumbing for washing machine, space for tumble dryer and further freestanding appliances.

First Floor Landing
16'8" x 14'11" (5.09m x 4.56m)
Full height window to front, lift from ground floor, walk in airing cupboard.

Main Bedroom
18'7" x 16'5" (5.68m x 5.02m)
Double aspect with full height windows and double doors to rear opening to balcony, further window and skylight to side, vaulted ceiling.

Shower Room
9'9" x 9'1" (2.99m x 2.79m)
Double aspect with windows to front and side, skylight, shower cubicle, twin wash basin, wc, bidet.

Walk-in Dressing Room
9'9" x 6'10" (2.99m x 2.09m)
Window to front.

Bedroom
16'6" x 16'4" (5.03m x 4.99m)
Window to rear, skylight to side.

Family Bathroom
13'7" x 10'10" (4.16m x 3.31m)
Window to front, skylight, freestanding double ended bath, shower cubicle, wash hand basin, wc, generous wall tiling.

Bedroom / Living Room
16'4" x 13'5" (4.99m x 4.1m)
Double doors to rear opening onto balcony, stairs rise to second floor gallery overlooking this room and the landing, the gallery area also has a sea view.

Further Room
9'6" x 6'10" (2.9m x 2.1m)
Skylight to side.

Outside
The property sits in gardens and grounds of approximately 2.5 acres incorporating areas of formal lawn, two ponds and a large paved terrace that abuts the property. This leads onto a wooded area and a further shingle area. There is a sited mobile home.

Detached Garage / store
21'3" x 18'0" (6.5m x 5.5m)
Two double doors to front, window to side and rear.

Detached Summerhouse/Studio
22'3" x 19'0" (6.8m x 5.8m)
Doors and windows to front and side, light and power connected, veranda to front, considered suitable for a variety of purposes subject to any necessary consents.

Agents Note
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 - TBA





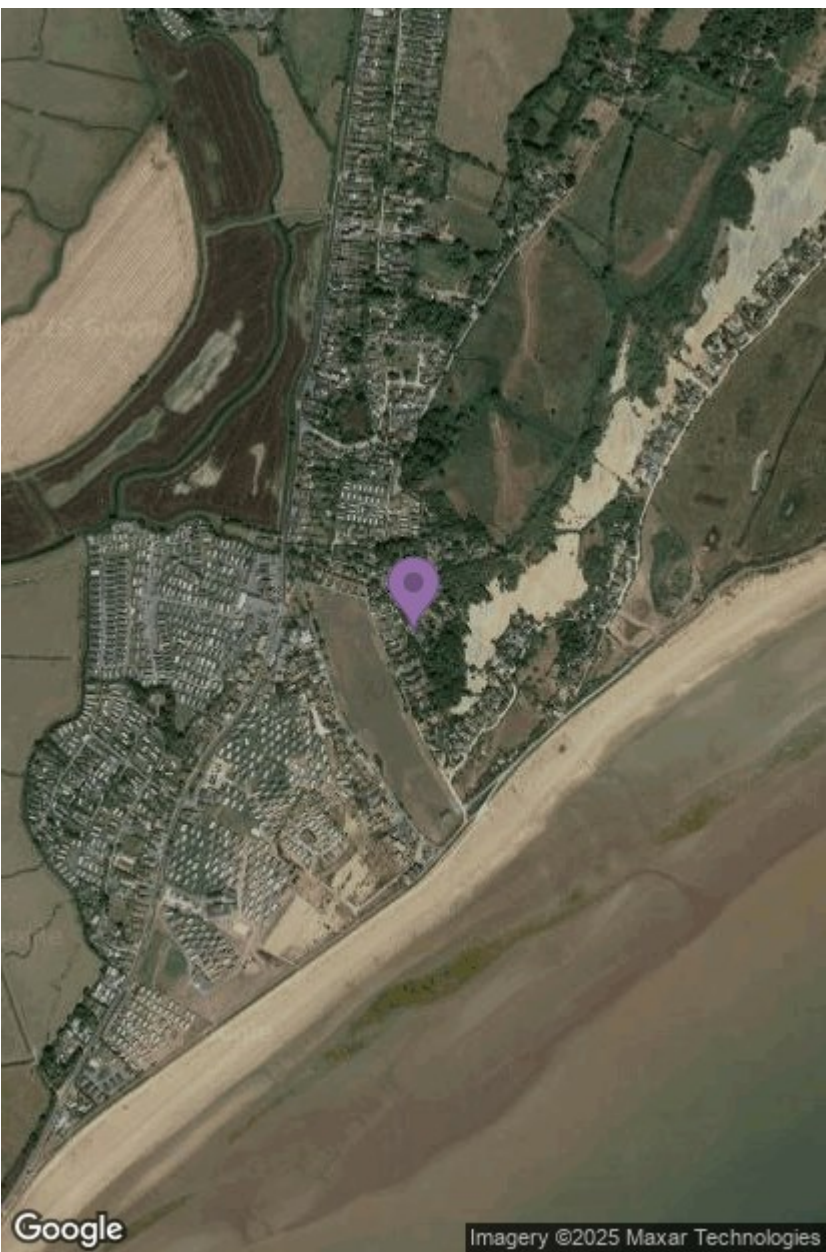
TOTAL FLOOR AREA : 4033 sq.ft. (374.7 sq.m.) approx.

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 as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
87	91
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	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (35-49) D (28-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	





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