

**RUSH
WITT &
WILSON**



**2 Coarse Farm Barn, Uckham Lane, Battle, East Sussex TN33 0LZ
Offers In The Region Of £925,000**

Nestled in the tranquil Uckham Lane, this stunning detached property, a converted former cattle shed, offers a unique blend of rural charm and modern luxury. Set within an area of outstanding natural beauty at the end of a quiet country lane, the property is surrounded by two acres of picturesque grounds, providing breath-taking rural views. The current owners have meticulously transformed this home to an exceptionally high standard, preserving a wealth of period features and exquisite joinery. The attention to detail is evident throughout the property, extending to the beautifully landscaped formal southerly facing, private walled garden. An additional outbuilding has been cleverly converted into a delightful bar, perfect for entertaining and hosting guests.

Inside, the accommodation boasts an open-plan sitting/breakfast/ kitchen area, characterised by an impressive vaulted ceiling, a charming fireplace that houses a wood-burning stove and triple French doors. The property features three bedrooms, including a master suite with an en-suite shower room. and an additional shower room

The two acre grounds include a triple oak-framed car barn with additional rooms above and a workshop, hedgerow enclosed paddocks, an orchard and just across the track, you will find a large pond in an area of dappled woodland, enhancing the natural beauty of the setting.

With secure gated access and a short drive to the bustling market town and mainline station, this property offers the perfect balance of rural serenity and convenient living. Enjoy doorstep walks in the stunning countryside while having the amenities of town life within easy reach. This exceptional home is a rare find and is sure to impress those seeking a peaceful retreat.



The property is approached on a quiet no-through country lane leading to the driveway with secure automated gates leading onto the pea shingle driveway. an attractive original block paved pathway leading to a solid wood and glazed front door into:

Open Plan Kitchen/Sitting Room

29'6 x 15'1 (8.99m x 4.60m)
This stunning room has a full height vaulted ceiling with an expanse of exposed Oak beams and is flooded with light via three sets of double glazed French doors with a delightful aspect onto the south facing walled garden. There is a combination of solid wood and marble flooring with underfloor heating, a fireplace with stone surround and mantel housing a wood burning stove and a combination of inset ceiling and pendant lighting.
The kitchen is fitted with a cream country style range of wall and base mounted units with a wooden work surface incorporating a large central island with a breakfast bar seating area, inset double ceramic sink unit with mixer tap, two integrated ovens, integrated microwave, space for large fridge/freezer, integrated dishwasher and an induction hob with contemporary extractor above.

Traditional wooded latch door leads into:-

Bedroom One

11'5 x 11'3 extending to 15'3 max (3.48m x 3.43m extending to 4.65m max)
Double glazed window to side with bespoke fitted shutters, wooden floorboards with underfloor heating, built-in wardrobes, access to loft space and door through to:

En-Suite Shower Room

7'9 x 3'5 (2.36m x 1.04m)
Fitted with a low level wc, vanity wash hand basin with mixer tap and storage cupboards beneath, large shower cubicle with concealed fitments, fixed rainfall shower head and hand held attachment, marble tiled floor, part tiled walls, additional attractive painted tongue and groove detailing, heated towel rail, extractor fan.

Leading back off the Sitting/Kitchen Room via a wooden latch door:-

Inner Hallway

14'3 x 3'3 (4.34m x 0.99m)
Double glazed window to front aspect with bespoke fitted shutters, exposed wooden flooring with underfloor heating, airing cupboard, further cupboard housing meters, fuse box and underfloor heating controls, doors off to the following:

Bedroom Three

12' x 6'8 (3.66m x 2.03m)
Double glazed French doors providing views and access onto the south facing walled courtyard with bespoke fitted shutters, wooden flooring with underfloor heating, built-in wardrobe.

Bedroom Two

8'6 x 14'4 max (2.59m x 4.37m max)
Double glazed French doors with views and access onto the walled courtyard garden with bespoke fitted shutters, wooden flooring with underfloor heating, built-in wardrobe.

Shower Room

7' x 5'8 (2.13m x 1.73m)
Double glazed obscure window to front aspect with bespoke fitted shutters, low level wc, large vanity wash hand basin with storage drawers beneath and mixer tap, large walk-in shower cubicle with fixed glass screen, fixed rainfall showerhead and separate hand held attachment, marble tiled floor, combination of tiled and painted tongue and groove walls, chrome heated towel rail.

Outside

Parking

Secure gates access onto a pea-shingle driveway providing ample parking which leads to a triple car barn, further gated access that leads through to:

Walled Garden

The private south facing walled formal courtyard has been thoughtfully landscaped with manicured lawn, attractive original block paved pathways, flower and shrub planted borders, covered seating area, pergola covered walkway adjacent to the rear of the property. With outside lights. and gated access onto the paddock. A stunning space to enjoy alfresco dining.

Front Garden

Principally laid to lawn with a combination of hedgerow and post and rail boundaries, a number of mature specimen trees, further seating area and a block paved pathway leading down to the front of the property.

Triple Sussex Car Barn

20'4 x 17' and 10'6 x 13'5 (6.20m x 5.18m and 3.20m x 4.09m)
Two thirds of the barn are open with power and lighting and a storage area. A pedestrian door leads into the enclosed garage with double barn style door. Currently fitted and used as a workshop/Utility space with built-in work bench, sink with mixer tap, space for washing machine and tumble dryer, power, lighting and window to front aspect.

Stairs then lead up to a shower room 10'7 x 3'6 (3.23m x 1.07m) Fitted with a low level wc, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, tiled floor, extractor fan, chrome heated towel rail.

The stairs continue to two loft rooms 15'2 x 11'2 reducing to 10'4 with window, lighting and electric heater and 11'8 x 11'7 with window to front aspect, lighting and electric heater.

Detached Timber Outbuilding/Bar

33'6 x 7'2 (10.21m x 2.18m)
This demur timber clad single story outbuilding hide a wonderful bar. An ideal place to gather friends and family and entertain. With a fully functioning bar, seating area on a flagstone floor, windows, stone fireplace, electric heating, inset lighting, built-in speakers and with a fitted cloakroom 3'9 x 4'5 and store area 8'9 x 7' max

The other end is a useful outside store and house the oil tank. There is also hardstanding that previously housed a greenhouse.

Paddocks

Three connecting paddocks, all enclosed with a combination of fencing and hedgerow, the overall plot is approx 2.5 acres.

Woodland

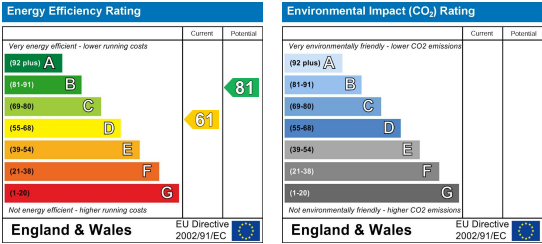
Across the driveway is a gated area of dappled woodland with large pond.

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.

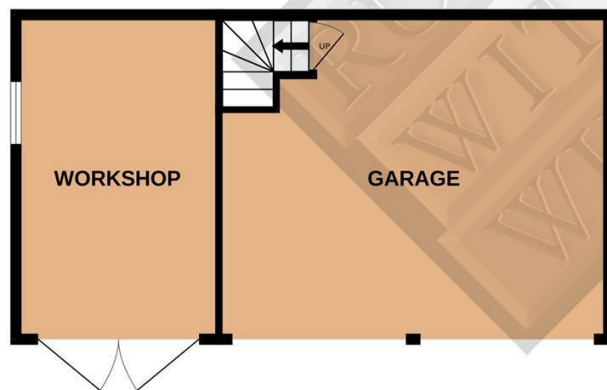
Council Tax Band – C







GROUND FLOOR
1486 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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.
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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**