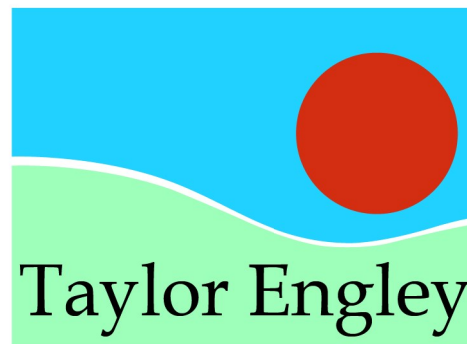


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**The Old Barn, Street End Lane, Broad Oak, Heathfield, East Sussex, TN21 8TU**  
**Price £1,650,000 Freehold**

Commutable to London, this spacious and delightfully converted barn includes approximately TEN ACRES of land. In a highly sought after position, with far reaching countryside views, a charming converted GRANARY sits within the grounds, offering very adaptable accommodation for an extended family or possible additional income. Please note the property is not Listed. The former stable block has been converted into one large workshop, but could be converted back if required. EPC = D



**\* STUNNING VIEWS \* LARGE GRAVEL DRIVEWAY \* SEALED UNIT DOUBLE GLAZING \* OIL FIRED UNDERFLOOR HEATING \* SEPTIC TANK \* SOUGHT AFTER LOCATION \***

**Broad Oak is a small village near the town of Heathfield, East Sussex. A village shop, village hall with children's play area and church are located on the main road, the A265, which runs through the village, eventually leading to the High Street in the town of Heathfield and is also in close proximity to Mayfield and Mayfield School. Local scenic walks can be enjoyed within the Sussex Weald.**

**Mainline train station at Stonegate which has a direct route to Charing Cross.**

**The larger town of Heathfield is a short drive and offers numerous shops, a community college and a local market.**



## ENTRANCE HALL

15'1" x 12'1" (4.60m x 3.68m)

Impressive high vaulted ceiling, glazed doors to front and rear enjoying far reaching views over the garden and countryside beyond and the courtyard to front. Oak flooring and a wealth of exposed beams and timbers.

## SITTING ROOM

18'8" x 17'7" (5.69m x 5.36m)

Feature inglenook brick fireplace with wood burning stove, windows to front and rear enjoying views over the garden and countryside beyond, exposed beams and timbers.

## KITCHEN/DINING ROOM

18'8" x 18' (5.69m x 5.49m)

Windows to side and rear, kitchen area is fitted with a range of fitted cupboards and drawers, double butler style sink unit, worksurfaces, exposed beams, timbers and brickwork, space for dishwasher and fridge, Esse Aga style stove (electric), central island and flagstone tiled floor.

## UTILITY ROOM

11'5" max x 8'1" max (3.48m max x 2.46m max)

Fitted shelving, built-in cupboard housing fuse board and electric meter, butler style sink, wooden worksurfaces, exposed beams and brickwork, door to undercover area and courtyard.

## SNUG

15'1" x 10'9" (4.60m x 3.28m)

Exposed beams, timbers and brickwork, oak flooring, wood burning stove, windows and door opening into the garden, television point.

## SHOWER ROOM

White suite comprising low level flush WC, pedestal wash hand basin, corner shower unit, window to side, tiled floor, exposed timbers, extractor fan, shaver point.

## STUDY/BEDROOM FOUR

14'6" x 10'9" (4.42m x 3.28m)

Exposed timbers, windows to side, ceiling window.

From the entrance hall an impressive open oak balustraded staircase leads up to the first floor landing. Stunning views can be seen over countryside to front and rear, exposed beams, airing cupboard housing hot water cylinder and shelving.

## MASTER BEDROOM

20'3" max x 17'7" max (6.17m max x 5.36m max)

Magnificent vaulted ceiling, window to front, side and rear enjoying far reaching countryside views, exposed timbers and beams.

## EN-SUITE BATHROOM

Suite comprising bath with shower over, WC, pedestal washbasin, window with views to rear, heated towel rail, shaver point, extractor fan.

## BEDROOM TWO

11'9" max x 10'2" (3.58m max x 3.10m)

Exposed timbers and beams, window to side.

## BEDROOM THREE

11'9" x 9'10" (3.58m x 3.00m)

Window with outlook to rear, enjoying views over the garden and the countryside beyond, exposed timbers.

## SHOWER ROOM

White low level flush WC, pedestal washbasin, large walk-in shower, exposed timbers, heated towel rail.

## BOILER ROOM

Housing the boiler that was recently replaced.

## THE GRANARY

The Granary is a two bedroom detached house situated in the grounds. We have been informed there is a restrictive covenant on The Granary which forbids this being sold as a separate dwelling.

## OPEN PLAN LIVING ROOM / KITCHEN

23'4 x 13'10" (7.11m x 4.22m)

The kitchen area is fitted with a range of cupboards and drawers, space for washing mashing, oven and fridge, worksurfaces, tiled floor, electric hob with extractor hood over, windows with outlook to front and side enjoying the views. The lounge area has two radiators, windows to front and side, understairs storage cupboard.

From the living room, stairs rise to the first floor landing, window with Juliette balcony to side, hatch to loft space.

## BEDROOM ONE

13'10" x 8'1" (4.22m x 2.46m)

Windows with outlook to side and rear, enjoying far reaching countryside views, radiator.

## BEDROOM TWO

10'4" x 8'4" (3.15m x 2.54m)

Window with outlook to side, radiator, built-in shelved cupboard.

## BATHROOM

White suite, comprising W.C. vanity washbasin, bath with shower over, tiled floor, heated towel rail, window to front.

## FORMER STABLE BLOCK/WORKSHOP

27' x 14'5" (8.23m x 4.39m)

A spacious outbuilding, which was previously three stables and has now been converted in to one large outbuilding with a door to one end.

## DOUBLE CAR PORT

21'6 x 16' (6.55m x 4.88m)

Power point.

## GROUNDS

The grounds comprise of a spacious driveway leading to The Old Barn and on to the detached Granary, workshop and car port, with good turning space. The garden comprises of formal garden areas with shrubs and bushes and predominantly laid to lawn with a wildlife pond, leading to a paddock and fields bounded by hedgerows.

## COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band G.

## BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





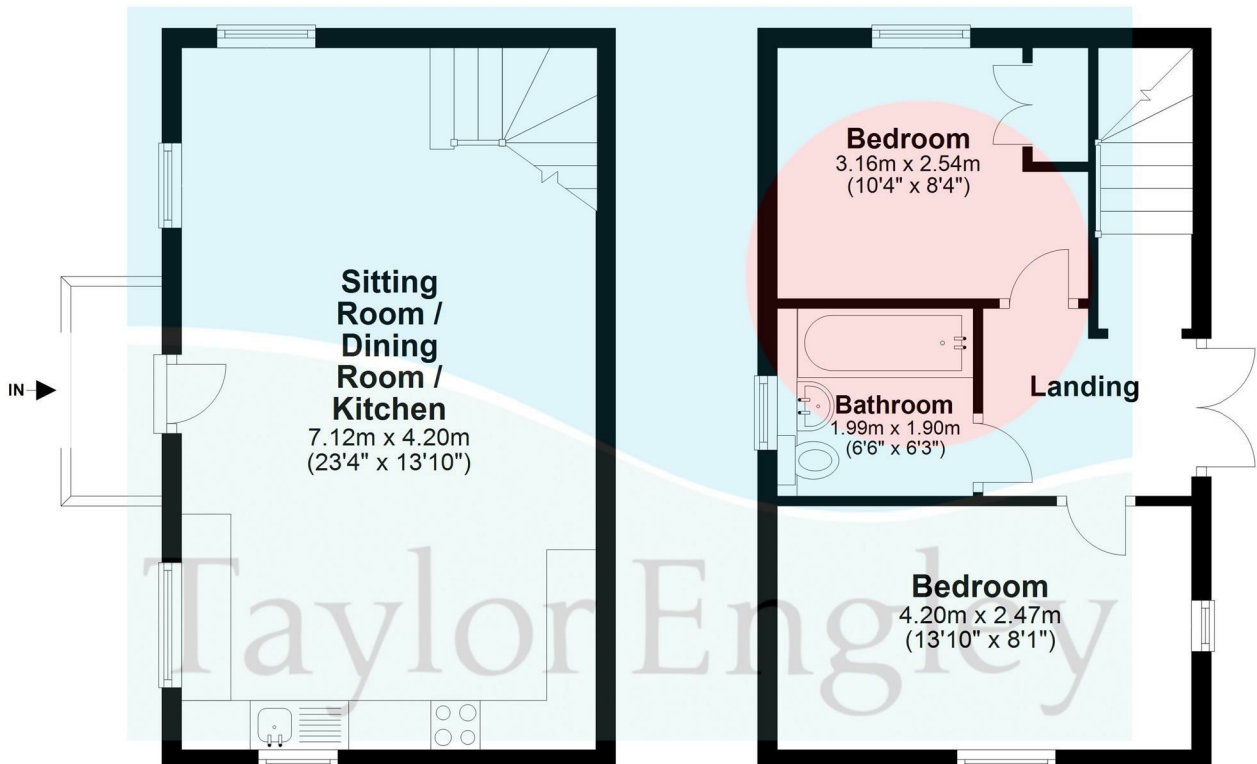


### The Granary Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)

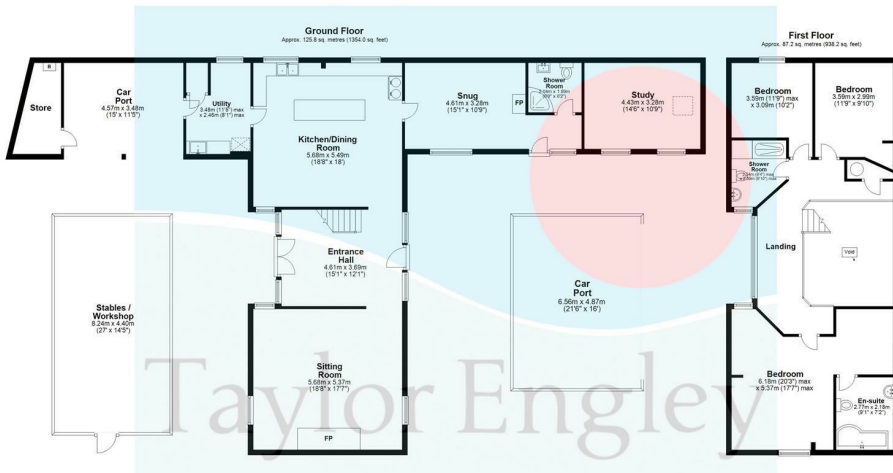
### The Granary First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.2 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Total area: approx. 213.0 sq. metres (2292.2 sq. feet)  
 This floor plan is for illustrative purposes only. All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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