



Palehouse Barn, Palehouse Common, Framfield

£1,250,000

Palehouse Barn Palehouse Common

Framfield, Uckfield

A stunning grade II listed barn with full planning permission (application number WD/2013/2310/F) to restore into a magnificent family home with a self contained annex several outbuildings and nearly 12 acres of formal gardens and paddocks the whole enjoying beautiful far reaching views across the land and countryside beyond.

This unique property has had the first fixing completed as well as having had a new roof and the annex already converted giving a prospective purchaser comfortable living accommodations while the remainder of the work is completed.

Once complete this beautiful character building will provide approximately 6,000 sq ft of accommodation between the main house and annex with a further 3,000 sq ft of farm buildings and will benefit from, in brief, on the ground floor; an impressive 38 ft vaulted ceiling living room with exposed beams, a 41ft 6 kitchen dining room with doors out to the inner courtyard, a dining hall with doors to the rear garden, a snug room, a cinema room, an ensuite bedroom, 2 further bedrooms and a 538 sq ft detached studio/home office.

The first floor will boast a mezzanine sitting room overlooking the vaulted ceiling living room and a dressing room with en-suite and staircase rising to a second floor bedroom.

Council Tax band: A, Tenure: Freehold, Oiled fired central heating and private drainage.





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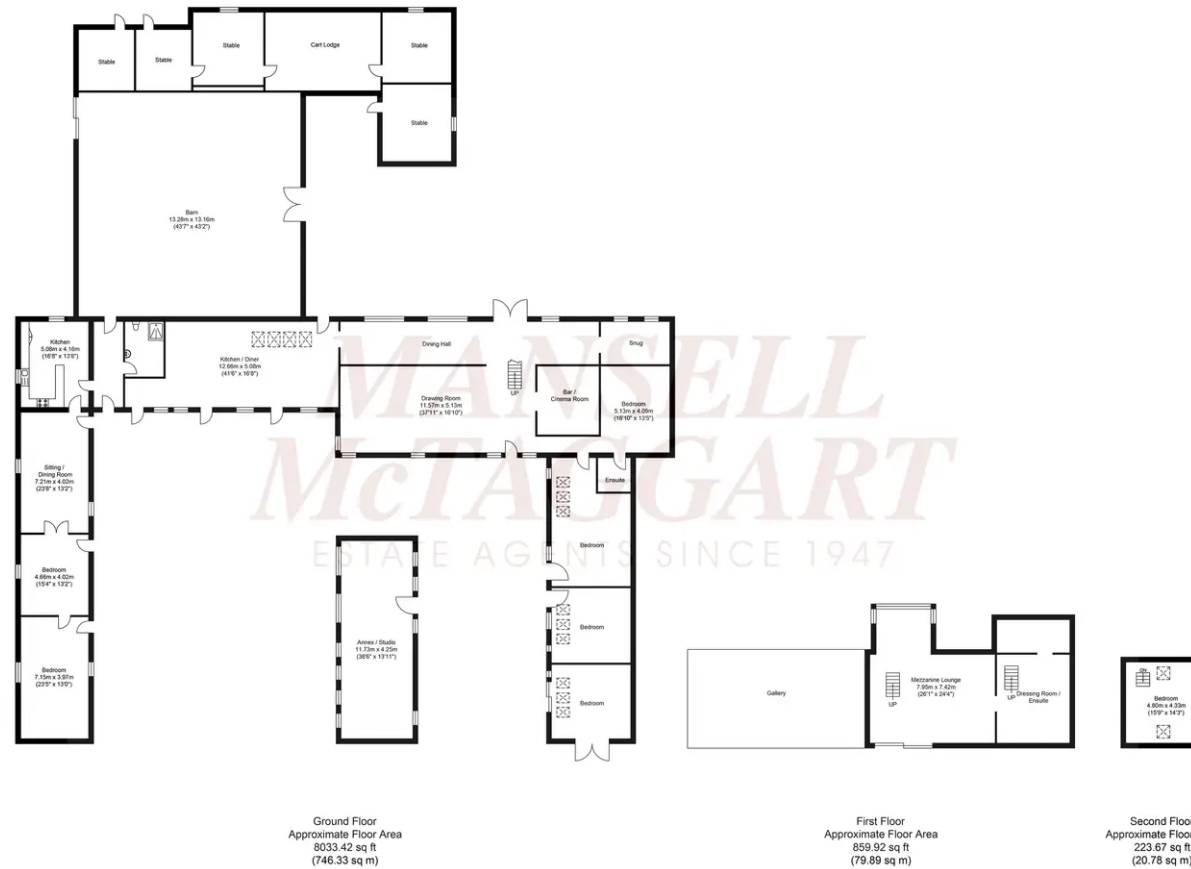
The two bedroom annex has been converted and offers; a kitchen breakfast room with a range of matching units to eye and base level, a living/dining room, a shower room and two bedrooms.

To the rear of the property there is a range of farm buildings and a large barn.

Outside, the property is approached via a gated private drive leading to the inner courtyard, a pond is at the front of the property. In total the land extends to approximately 11.8 acres of formal gardens and paddocks.

The property is situated in Palehouse Common on the southern outskirts of Uckfield approximately 1.5 miles from the town centre which offers a comprehensive range of shopping and leisure facilities as well as schooling for all age groups, including a sixth form community college. Uckfield provides a rail service to London with additional rail services available from nearby Buxted (London Bridge about one hour, seven minutes), whilst the A272 provides swift vehicular access to Haywards Heath which boasts a fast commuter service to London (Victoria/London Bridge about 47 minutes). By road access to the major surrounding areas can be gained by the A/M23, the latter lying approximately 18 miles to the west at either Bolney or Warninglid. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa Town of Tunbridge Wells and M25 are also within convenient driving distance.





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