



Old Brookhouse Barn, Brookhouse Lane

Framfield, East Sussex, TN22 5QJ

£1,600,000
**MANSELL
McTAGGART**
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Old Brookhouse Barn

Brookhouse Lane, Uckfield

A magnificent 4/5 bedroom 4 bathroom detached Sussex barn occupying 8.5 acres of stunning grounds with a number of ponds, outbuildings and a beautiful detached oak framed timber barn/garage. Situated in a peaceful semi-rural position off a long driveway surrounded by open countryside.

Old Brookhouse Barn is a stunning period 18th century country home having been beautifully maintained, extended and improved by the current owners. The oak timbers are incredible, the main reception is flooded with light by a wealth of glass. The approach is stunning, a tree lined driveway way off a peaceful country lane leads to an electric five bar electric gate.

The accommodation is versatile, extending to 3758 sq ft, made by an impressive largely open plan sitting/dining/family room with a fireplace and wood burning stove. A staircase rises to a galleried study. The principal bedroom enjoys a double aspect and en-suite bathroom featuring a roll top bath and shower cubicle.

Continuing on the ground floor there is a garden room, wonderful for entertaining with a central set of French doors, a wood burning stove and a loft/storage area. There is a farmhouse style kitchen/breakfast room, a utility room and cloakroom found nearby.





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There are three bedrooms and three bath/shower rooms on the ground floor, two of which are en-suite and bedroom 3 could be divided to provide a fourth bedroom. The bedrooms form a single storey portion of the barn, all rooms have a personal door giving access to the formal garden and the attractive large pond.

Outside, within the grounds is an impressive barn, which comprises of a 2 bay garage, a studio with a kitchen and living area with a wood burning stove. There is a staircase that rises to a vaulted games room and a separate shower room. There are a number of substantial barns/outbuildings including the stable block which has a useful workshop and could easily provide garaging for classic cars and in particular a Reindeer barn constructed in 2012. Most buildings have power and water connected. There are a number of ponds which are home to an abundance of wildlife, formal gardens and paddocks. The whole extending to 8.5 acres, surrounded by open countryside.

Land registry title number: ESX251637 - EPC: E

Council Tax: H- Oil fired central heating and wood burning stove to a portion of the radiators

Private drainage | Council Tax band: H



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Approximate Gross Internal Area = 349 sq m / 3758 sq ft

Garage = 30 sq m / 372 sq ft

Annexes = 78 sq m / 835 sq ft

Outbuildings = 170.5 sq m / 1835 sq ft

Total = 627.5 sq m / 6800 sq ft

(Excluding Void / Cow Shed/ Reduced Headroom)



Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1121438)

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