



£2,000,000 offers in excess of.

The Granary, Falmer Court Farm, East Street, Falmer, East Sussex, BN1 9PB

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Overview...

An exceptional property which successfully marries the traditional charm and character of the original flint built, Granary Barn with exposed timbers, alongside the unapologetically modern architectural additions which features stunning walls of floor to ceiling glass and vaulted ceilings.

The Detached property is finished to an incredibly high standard throughout and is a result of the combined visions of the current owners and architects Archangels of Brighton.

The property has been cleverly designed to offer flexible and adaptable accommodation and comprises of an enviable 41 ft Kitchen Dining Room which features double sliding, floor to ceiling doors, which open seamlessly to the terrace outside. There is a generous Sitting Room with vaulted ceiling and wood burning stove and a Galleried Landing with glass walkway leading to the bedroom quarters. There is a Study and 4 Double Bedrooms, and 3 gorgeous high-quality Bathrooms. The principal bedroom boasts a Dressing Room and stunning EnSuite Shower Room.

Outside the grounds have been landscaped to the same impeccable standard and feature a beautiful and extensive terrace, an area of lawn and an extensive drive and also a Tractor Barn



The property...

APPROACH- This bespoke home has two gravelled laid driveways, one leading to a Detached Tractor Barn and the other providing off street parking for a number of vehicles. A pathway then leads you to the garden and onto the front door.

ENTRANCE HALL- An impressive entrance into the modern side of the property, you are greeted with a double height room with bespoke made stairs, finished in a light industrial feel, leading to the first floor. There is an exposed flint wall and the entrance hall is open plan to the Kitchen Dining Room and also a further Reception Area.

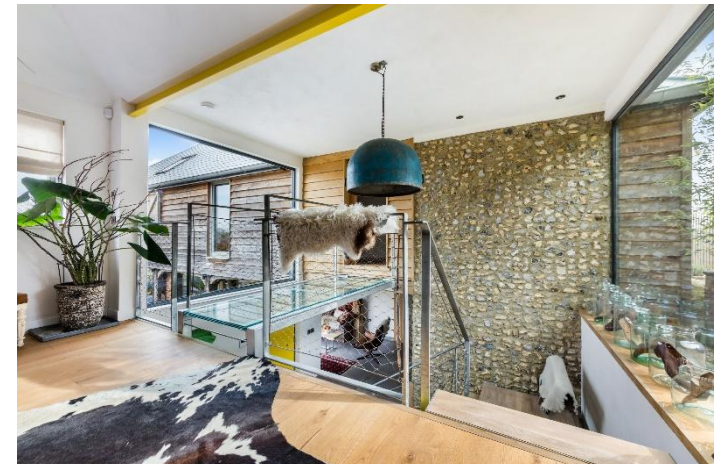
KITCHEN DINING ROOM- Measuring an incredible 41ft, an unashamedly modern character boasting impressive, floor to ceiling glazed doors which slide open in both directions to reveal the terrace outside. The kitchen itself is gorgeous, finished in a two tone colour scheme with a modern deep grey and wood finish to the kitchen island and breakfast bar. This is complimented by stark white quartz worksurfaces, mirrored splashbacks and a butler sink. The dual aspect room is flooded with natural light and the large floor tiles, which benefit from underfloor heating, have been selected to flow seamlessly into the terrace outside.

FURTHER RECEPTION ROOM- A fantastic blend of the traditional granary barn and modern architecture. The reception area features exposed beams and an exposed flint wall sitting side by side to almost full width, floor to ceiling windows which look onto the garden and the barn in the distance.

STUDY- A cozy office space with sliding barn door.

UTILITY ROOM- A welcomed addition to any home the Utility Room provides additional storage space, space for appliances, and a second sink.

GROUND FLOOR CLOAKROOM- Modern suite comprising of wc and wash hand basin.



The property...

GROUND FLOOR BEDROOM- Measuring an enviable 17'10 x 164 this principal bedroom suite boasts exposed beams, exposed flint walls and an almost entire wall of glass with views and access to the garden and onto the tythe barn in the distance. Oak door to;

DRESSING ROOM- A desirable addition to the home with open hanging rails and a tiled floor and exposed beams. Oak door to;

ENSUITE- A gorgeous shower room with generously sized wet room style of shower enclosure with fixed glass screen and rainfall shower head. Wc and a pair of designer wash hand basins, set elegantly into a piece of reclaimed timber. The suite is complimented by modern light grey tiled walls and floor.

FIRST FLOOR SITTING ROOM- Measuring a more than generous 32ft the dual aspect room features seven windows each enjoying views over the gardens and neighbouring tythe barn. The reception room features a vaulted ceiling, wood burning stove and an almost galleried landing to the floor below with a glass walkway which leads to a hall leading to the bedroom quarters.

FIRST FLOOR LANDING- Oak panelled doors to principal rooms, roof window and a pair of windows enjoying elevated views over the garden a neighbouring tythe barn.

KITCHENETTE- The kitchenette features a door to the outside and has been designed to allow for self contained guest accommodation with an adjoining bedroom and shower room, or to form part of the main residence if desired. The kitchenette provides a rustic charm with the use of reclaimed timbers to form the kitchen which has a butler sink and open shelved storage. A breakfast barn and light tunnel providing natural light. Oak doors to;

SHOWER ROOM- A beautiful shower room with modern wet room style shower enclosure with fix glass screen, wc and a pair of wash hand basins set into a selected piece of reclaimed timber. Modern tiled surrounds and tiled floor. Window to the side, linen cupboard.





Property and Outside...

BEDROOM 2- A generous double bedroom with vaulted ceiling and exposed timbers. Window to the side and wood floors.

BEDROOM 3- Another generously sized bedroom, the bedroom features a vaulted ceiling with exposed timbers and a roof window. The bedroom benefits from dual aspect light, fitted wardrobes and wood floors.

BEDROOM 4- A comfortable bedroom with vaulted ceiling and exposed beams and wood floor.

BATHROOM- A beautiful bathroom which blends modern and character, with reclaimed timbers and a modern suite comprising of a bath with rainfall shower over and glass screen door, wc and wash hand basin set onto a vanity unit Modern tiled surrounds and floor.

GARAGE & PARKING- To the front of the property is parking for a number of cars and gated access allows the gravelled drive to reach a Detached Tractor Barn providing further off street parking.





Outside and Location...

GARDEN- Comprehensively landscaped to the same exacting standards as the home. The garden provides a terrace adjacent to the property which creates a wonderful extension to the property, ideal for alfresco dining and entertaining. Nestled amongst the paved terrace are numerous strategically placed plants a shrubs offering colour and height to the garden. The terrace leads into two directions, one to an as yet undeveloped but planned Outdoor kitchen which is timber framed and with roofed and with an adjoining garden store. To the other side we cross the gravelled drive to an area of lawn enclosed by post and rail fencing and beech hedging.

Falmer is superbly located in between the historic county town of Lewes and the cosmopolitan city of Brighton and Hove. The property is located in the heart of Falmer, a small village sitting on the edge of the South Downs National Park offer wonderful scenic walks with stunning views, and featuring a pretty village pond, church, and farm shop. Falmer further benefits from a Railway Station with regular and direct routes to Lewes and Brighton, which in turn offer direct services to London and Gatwick.





Utilities...

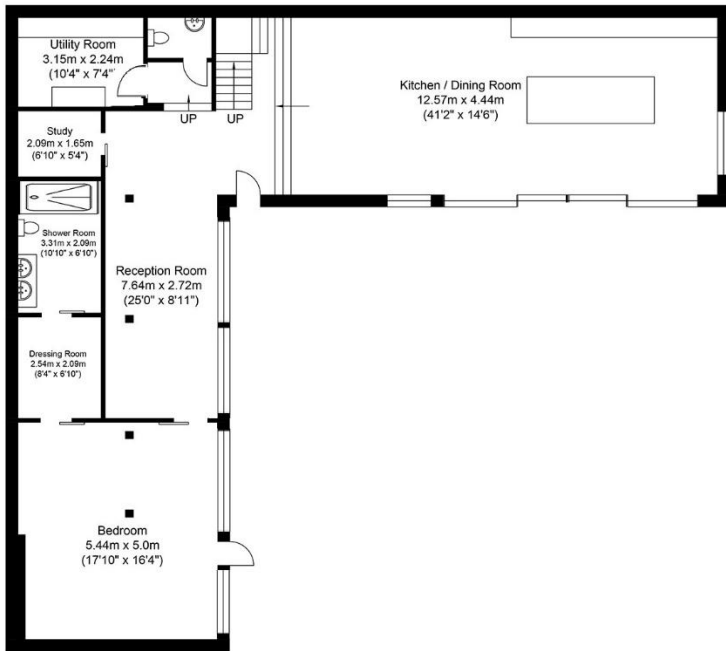
Oil Fired Central Heating - Underfloor heating in the modern additions and traditional collum radiators in the historic Granary Barn - Modern Double Glazing.

We are advised the gravelled drive is owned by The Granary and grants a right of way to the two neighbouring properties.

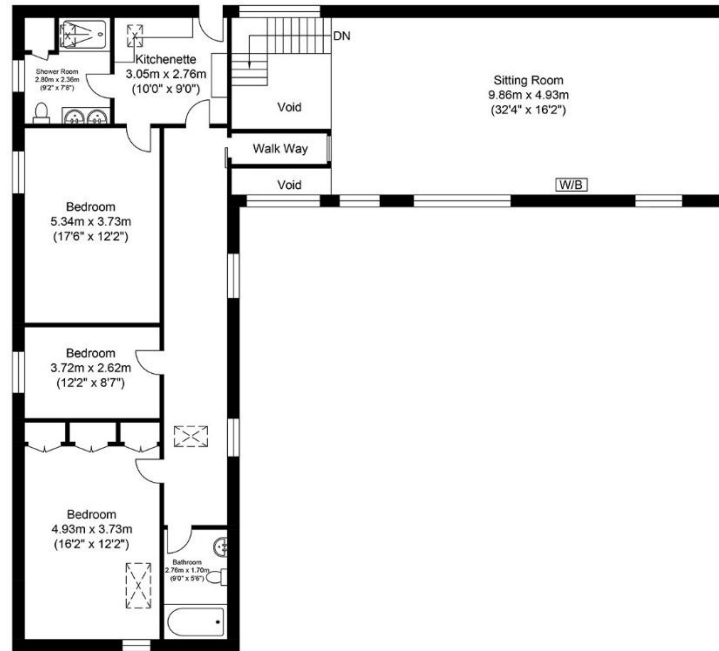
6 Year PCC Warranty from 01.08.2023

EPC Rating - TBC

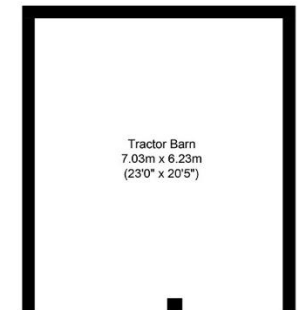
Council Tax Band - G



Ground Floor
Approximate Floor Area
1437.52 sq ft
(133.55 sq m)



First Floor
Approximate Floor Area
1437.52 sq ft
(133.55 sq m)



Outbuilding
Approximate Floor Area
471.45 sq ft
(43.80 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 267.10 sq m / 2875.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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