



New Barn Farmhouse, Lewes Road, Selmeston, BN26 6UE

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# New Barn Farmhouse Selmeston BN26 6UE Guide Price £650,000

For sale by private treaty with no onward chain.

Description: A handsome detached grade II listed former farmhouse, with accommodation found over three floors, including five bedrooms. All within established garden plot, incorporating a garage with parking adjacent, immediate access to the Lewes/Eastbourne cycling and walking path, along with the surrounding scenic countryside with the South Downs as a backdrop.

Period charm and character is displayed in abundance within this delightful detached five bedroom family house, with origins dating back to the early 18th century, built of mellow brick elevations under a deep pitched clay tile roof, elegant wooden casement windows with cast iron pear drop handles. Feature fire place, wood burner inset within the sitting room. This expansive family home is requiring modest refurbishment.

\*\*\* AGENTS NOTE \*\*\* Please be advised, there is historical evidence of structural movement found at this property, of which a detailed report is being prepared.

Please note: Viewing appointments are available by confirmed prior appointment, each Wednesday between 12:00 - 14:00 & Saturdays 11:00 - 13:00.

This picturesque country home offers well balanced accommodation throughout the ground, first and second floor. This is found as follows: - Entrance Hallway : Sitting Room: Dining Hall : Kitchen/Breakfast Room : Cloakroom : Three first floor double Bedrooms : Family Bathroom : Two second floor Bedrooms: second Bathroom : Expansive garden plot to front rear and east elevation, all enclosed by mature established hedging and close boarded fencing : Detached garage in a dilapidated condition with additional parking.

Services ; Mains water electricity and drainage are appointed : Oil fired central heating is provided by a Grant Vortex 26/36 oil fired condensing boiler. Wealden District Council tax band: E

Location: - Selmeston is ideally situated to the east of Lewes, set amongst countryside designated of outstanding natural beauty. Amenities include a thriving local garage with shop, village pub, hall & church. The ever popular village of Alfriston is found nearby, one of the oldest villages in the county, with its historic inns, shops and vineyard. The county town of Lewes with its independent shops, supermarkets, restaurants and main line railway station (London Victoria in just over the hour), is about 8 miles distant. There is also train service from nearby Berwick Station (2 miles). Excellent schooling for all ages is found in the vicinity, including Bedes Independent School and Eastbourne College. The famous Glyndebourne Opera House is situated on the edge of Ringmer (6 miles).



- No onward chain - Vacant possession upon completion
- 18th century origins displaying considerable charm & character synonymous of this era
- Oil fired central heating
- Village Shop, Garage, Pub, Hall and Church all within walking distance
- Central village location in the South Downs National Park
- Generous mature garden plot backing onto open countryside and cycle path
- Viewing appointments available Wednesdays (12:00 - 14:00) & Saturdays (11:00 - 13:00)
- Mains water, electricity and drainage
- Requiring modernisation and refurbishment
- Strolling distance of public footpaths, cycling path and countryside designated of outstanding natural beauty



Entrance Hall

Kitchen 5.21m x 4.55m (17'1" x 14'11")

Dining Room 5.11m x 4.55m (16'9" x 14'11")

Sitting Room 5.08m x 3.99m (16'8" x 13'1")

First Floor Landing

Bedroom One 5.03m x 4.04m (16'6" x 13'3")

Bedroom Two 5.21m x 4.29m (17'1" x 14'1")

Bedroom Three 4.19m x 2.54m (13'9" x 8'4")

Bathroom

Second Floor Landing

Bedroom Four 3.38m x 3.18m (11'1" x 10'5")

Bedroom Five 3.30m x 3.30m (10'10" x 10'10")

Bathroom

Loft Space 4.14m x 3.30m (13'7" x 10'10")

Garage 5.21m x 4.90m (17'1" x 16'1")

EPC: E





## Lewes Road, Selmeston, BN26 6UE

Approximate Gross Internal Area = 212.5 sq m / 2287 sq ft

Garage = 25.5 sq m / 274 sq ft

Total = 238.0 sq m / 2561 sq ft

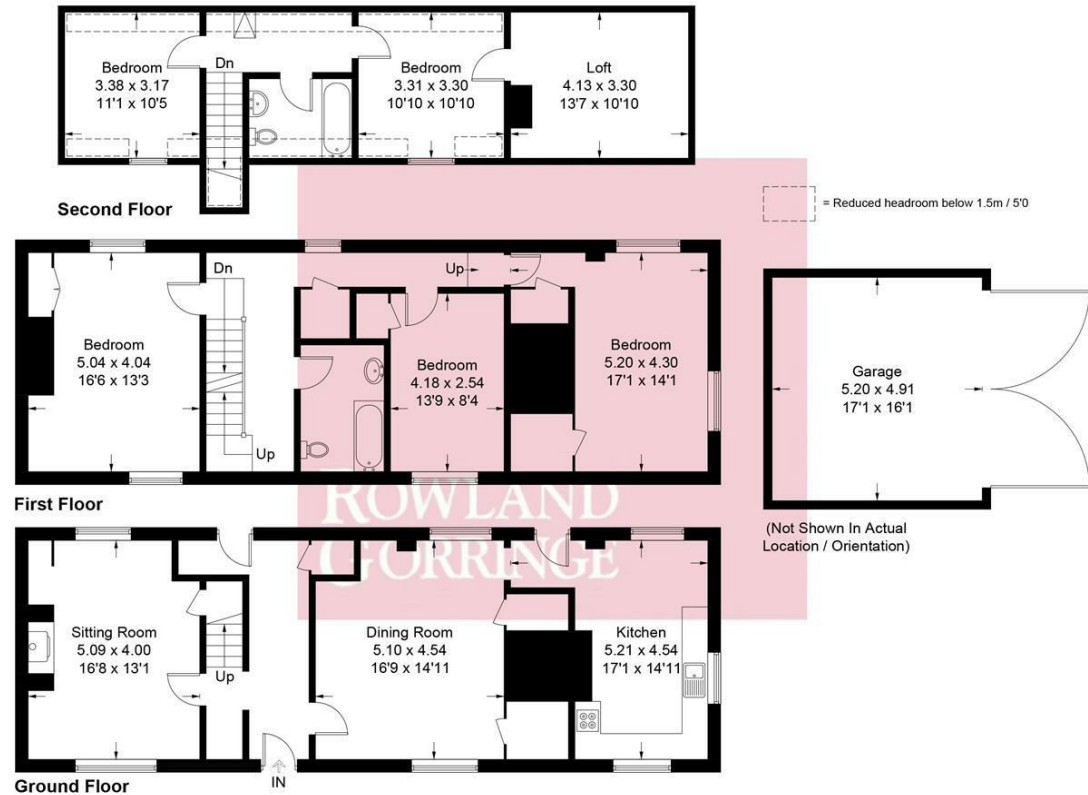


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1106738)

### Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk  
www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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