



## Ivyhouse Lane, Hastings TN35 4NN

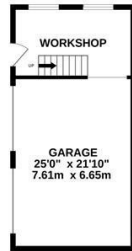
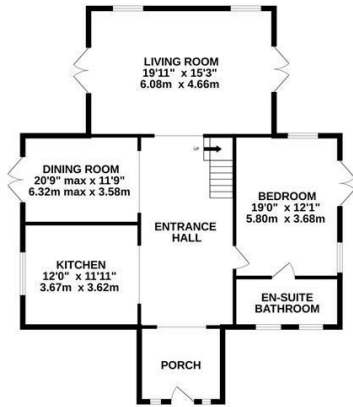
Offers in excess of £850,000



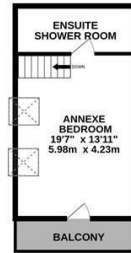
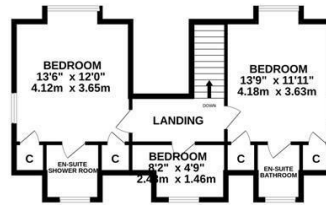
Set within an unspoilt rural landscape with FAR-REACHING COUNTRYSIDE VIEWS, this one-of-a-kind AMERICAN-STYLE TIMBER HOUSE combines bold architectural character with an effortless connection to its surroundings. Framed by rolling fields and woodland, the house occupies a wonderfully PRIVATE SETTING within approximately 5.5 ACRES OF GROUNDS AND WOODLAND, where nature, light and space take centre stage.

The property is approached via ELECTRIC GATES and a sweeping driveway leading to the house. Alongside the principal accommodation, a DETACHED TRIPLE GARAGE is topped by a versatile STUDIO ANNEXE - ideal for guest accommodation, MULTI-GENERATIONAL LIVING, a creative workspace or independent home office.

**GROUND FLOOR**  
1412 sq.ft. (131.2 sq.m.) approx.



**1ST FLOOR**  
885 sq.ft. (82.2 sq.m.) approx.



**TOTAL FLOOR AREA: 2297 sq.ft. (213.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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