

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Lewes Road, Blackboys, TN22 5JD

- ▼ Wonderful Barn Conversion
- ▼ 1 Bedroom Detached Annexe
- ▼ Wraparound Gardens
- ▼ Parking, Double Garage
- ▼ Large Open Plan Living Space
- ▼ Dressing Room & En-Suite



### EPC RATING

Current:  
54 | E

Potential:  
63 | D

Offers In Excess Of:  
**£750,000**



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Set behind a gated shared driveway, this wonderful barn conversion offers spacious, single storey living with impressive high ceilings, generous room sizes, and a stylish blend of character and modern comfort. Beautifully presented throughout and offered with NO ONWARD CHAIN, this unique home also includes a detached self-contained annexe, ideal for guests, multigenerational living, or potential rental income. The main residence opens into a welcoming entrance hall with a convenient cloakroom/WC, leading through to the heart of the home — a bright and expansive open-plan lounge/diner. This fabulous space features vaulted ceilings, an abundance of natural light, and doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The modern kitchen/breakfast room is well-appointed with a wealth of wall and base units and continues the theme of natural light and striking ceiling height. The generous principal bedroom suite offers both comfort and luxury, with a private en-suite, a dressing room with built-in wardrobes, and an additional shower. A rear lobby leads to a large utility/laundry room, completing the main accommodation. Outside, the beautifully maintained wraparound garden is mostly laid to lawn and bordered by mature trees and hedging, providing excellent privacy and a tranquil setting. The detached one-bedroom annexe includes a comfortable lounge, bathroom, and access to a large loft room, offering further flexible living space. A double garage adjoins the annexe, ideal for storage, a workshop, or conversion (subject to any necessary consents). Ample driveway parking is available for several vehicles. This delightful home is perfect for those seeking stylish single-level living with the added benefit of versatile additional accommodation, all in a peaceful and private setting.

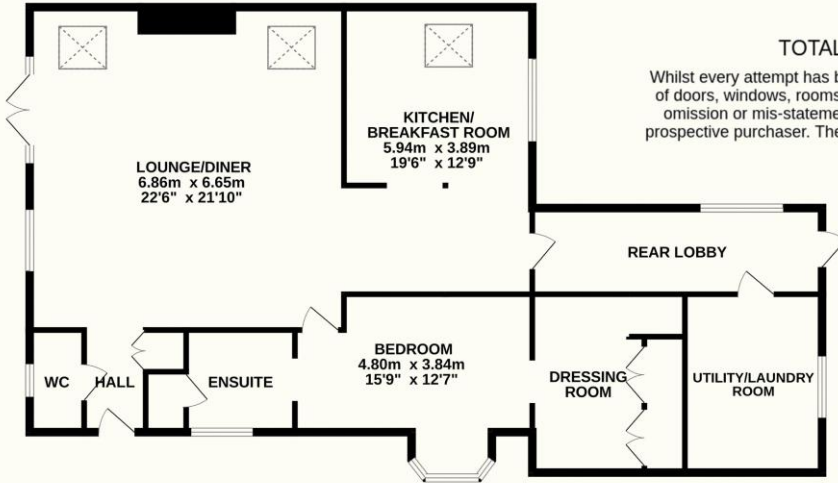
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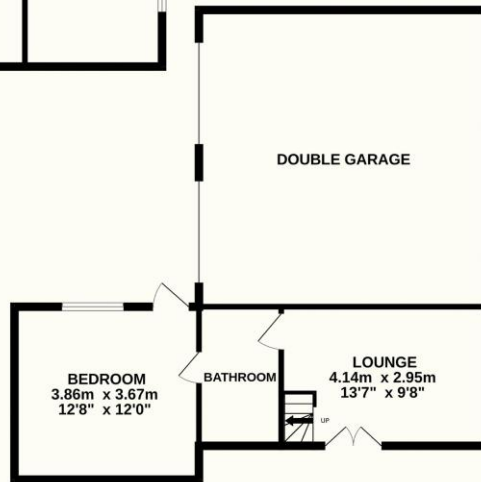
MAIN RESIDENCE  
132.1 sq.m. (1422 sq.ft.) approx.



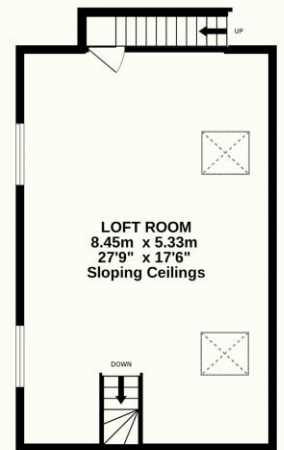
TOTAL FLOOR AREA : 250.9 sq.m. (2701 sq.ft.) approx.

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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DETACHED ANNEXE  
71.1 sq.m. (765 sq.ft.) approx.



ANNEXE 1ST FLOOR  
47.8 sq.m. (514 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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