



burnett's

Individual Property : Individual Service



Sunset Barn, Huggetts Farm, Marle Green, Heathfield. TN21 9HN

Price Guide £1,250,000 FREEHOLD



Sunset Barn, Huggetts Farm, Marle Green, Heathfield, TN21 9HN

Price guide £1,250,000 Freehold

A stunning, modern, barn-style family home with a fabulous westerly aspect over its own grounds, 4 bedrooms, 2 en-suites, open plan kitchen/living/dining space, plus a wonderful sitting room, large patio, gardens and paddock amounting to approximately 1.4 acres, plus triple car port, solar panels, and beautiful countryside views.

A further area of land (approximately 20 acres) comprising fields and woodland with a natural stream and a pond, is available by separate negotiation, guide price of £250,000.

EPC Rating B

One enters the property from a wide, covered porch, with log stores to either side, and a door into the bright, spacious hall with ample light naturally illuminating this impressive entrance. There is a glass panel to the sitting room providing a vista through the sitting room and the doors beyond, taking in the views, plus allowing additional light into the property.

The hallway leads on to the galleried section, complete with glass galleried landing, with doors to a coat cupboard and downstairs WC and storage.

The sitting room is bright yet cosy and impresses with the glass windows and doors to the rear patio, taking in the views of the garden and fields beyond, whilst allowing for natural light to shine through. Fold back doors allow access to the large patio, perfect for entertaining. A wood burner sits for cosy winter evenings. An ideal place to relax or entertain.

The open plan Kitchen/Dining/living space is stunning! Spacious with beautiful barn-style vaulted ceilings and exposed oak beams, this really is a showstopper of a room. There is a large



kitchen area, complete with integrated oven, warming draw, fridge/freezer, dishwasher, wine cooler and an induction hob with suction fan and breakfast bar. The rear window offers views of the surrounding fields and woodland, whilst doors access the patio, bringing the outside in, and making a wonderful alfresco dining space.

There is ample space for a dining table, plus sofas and armchairs in the living area for entertaining family and friends, situated around a wood burner. The utility room comprises ample storage from several units and cupboards, with large cupboards along one wall housing the tanks and under floor

heating manifolds. There is a further sink, washing machine and a side door to easily access outside.

Bedroom two faces the rear of the property and enjoys the views over the surrounding fields and woodland. It is a comfortable, warm and spacious room, ideal for children, family or guests staying at the property. Bedroom three is adjacent, and faces the front, whilst both rooms provide access to the 'Jack and Jill' en-suite.

Neat, modern and cleanly finished in white and grey, this en-suite comprises a sink, shower, storage and W.C sitting neatly below the window to side.

The galleried landing offers access to the main bedroom suite, and bedroom 4. Glass balustrades and smartly placed Velux windows ensure ample lighting.

Bedroom one sits neatly within the rooflines of the first floor of the property, with a large feature window across the rear wall, showing of the wonderful views across your own fields and woodland to the west, with Velux windows also helping to illuminate the room. There is a low internal wall, with the area beyond designed as a dressing area, with integrated storage with lighting. This large bedroom offers space for a seating area to take in those views on bright clear days.

The en-suite features a large bath neatly placed under a Velux window to continue the theme of light throughout the property. An additional enclosed shower, WC and sink feature in this bright and well-presented bathroom.

The 4th bedroom/office is accessed from the galleried landing with Velux windows to both front and side.

A large, gravelled driveway, providing ample turning area and substantial space for vehicles, plus access to a three-car port. Views of the adjacent fields clearly visible on arrival. Solar panels to assist with running costs have been neatly installed to side of the car port. A separate detached workshop/store is further available.

Gated paths to each side lead to the garden. A gravelled area for bin storage sits to one side. Stone paving circumnavigates the property and an additional garden shed for further storage is placed by the right gated garden entrance. There is an additional gate to the field from the driveway, allowing vehicle access if required.

The rear garden provides the large patio area perfect for entertaining and offers dining on warm



summer evenings, the patio can be directly accessed through the bifold Sitting Room and Kitchen doors, allowing easy extension for entertainment space. The views of the fields and woodland beyond offer an incredible backdrop and will be sure to impress.

A paddock is beyond the garden, and wraps around the garden to a gate from the driveway located behind the car port.

Available by separate negotiation is a further area of land, totalling just over 20 acres, providing fields plus woodland with its own road access plus giving direct access to the cuckoo line. The land includes a large pond, a variety of trees, a stream and additional lake. Ideal for long walks with pets, or a natural idyllic play area for children, this land will be hugely enjoyed. Guide price of £250,000

The property is situated on the outskirts of the village of Horam approximately 1 mile away. Horam offers a floodlit tennis club, Bowls club, junior football club and children's playground. More extensive facilities can be found at the market town of Heathfield approximately 4 miles away, including supermarkets, banks, post office, library, vets, doctors, cafes, restaurants, take-aways, ironmongers, butchers, greengrocers, bakers, florists, jewellers and antiques/collectables. The district is well served by educational, sporting and leisure facilities as well as churches of most denominations.

Hellingly is approximately 4 miles away providing access to Wellshurst Golf Club and Hellingly country park.

There are mainline railways services at Polegate and Stonegate with services to London in just over the hour. Eastbourne is approximately 16 miles away with Tunbridge Wells at an approximate distance of 18 miles.



The area accommodates for both private and state schools. St Mary's primary in Horman Maynards Green primary in Heathfield, Heathfield community college for secondary education. Private schools in the area include Mayfield, Skippers Eastbourne College and Ardingly College.

Material Information

Council Tax Band G (rates are not expected to rise upon completion).

Oil fired boiler to power the 'wet' underfloor heating system. Mains electricity, mains water supply, Private sewerage via a compliant system. Private renewable energy provided by solar panels to aid with the electricity supply.

The property is believed to be of brick, block and timber construction with a clay tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

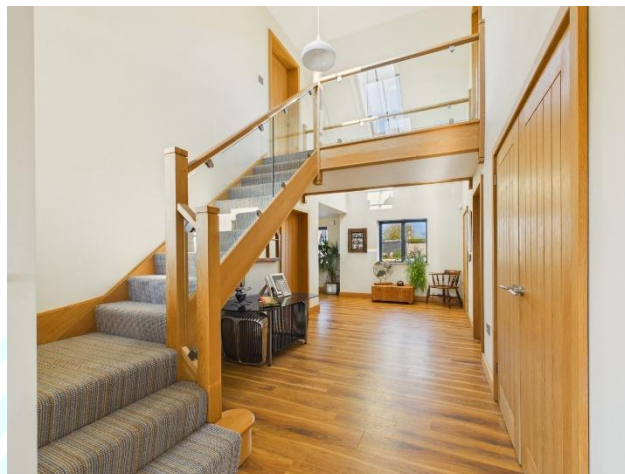
Broadband coverage: we are informed that Fibre broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

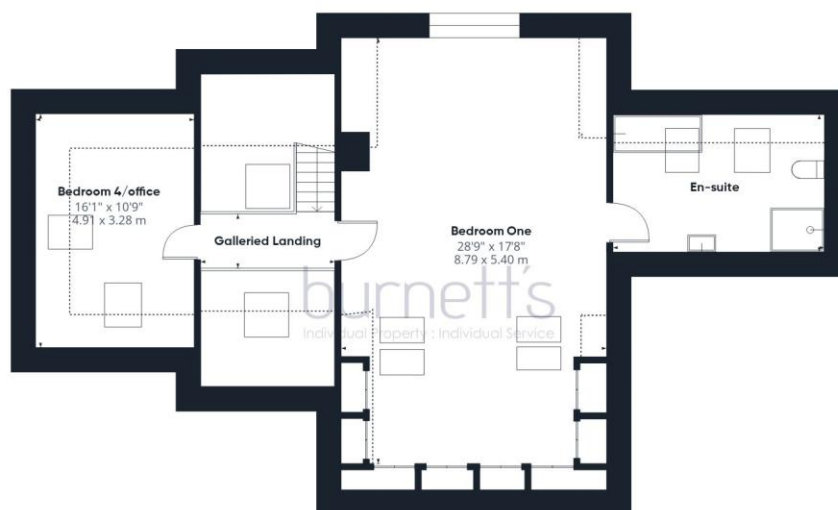
We are not aware of planning permission for new houses/extensions at any neighbouring properties.

The property does have step free access and could be suitable for disability occupation.

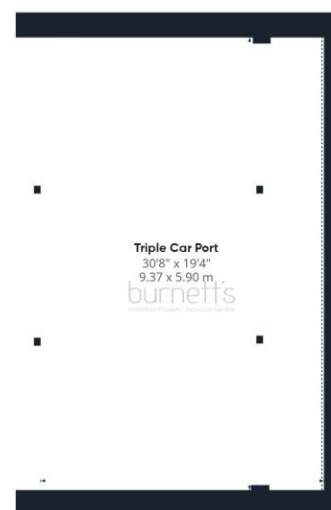




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Energy performance certificate (EPC)			
Sunset Barn Huggatts Farm Marls Green HEATHFIELD TN21 9HN	Energy rating B	Valid until:	10 October 2032
		Certificate number:	9908-0209-1302-2960-4115

Property type	Detached house
Total floor area	273 square metres

Approximate total area⁽¹⁾

3546 ft²

329.7 m²

Reduced headroom

165 ft²

15.4 m²

(1) Excluding balconies and terraces

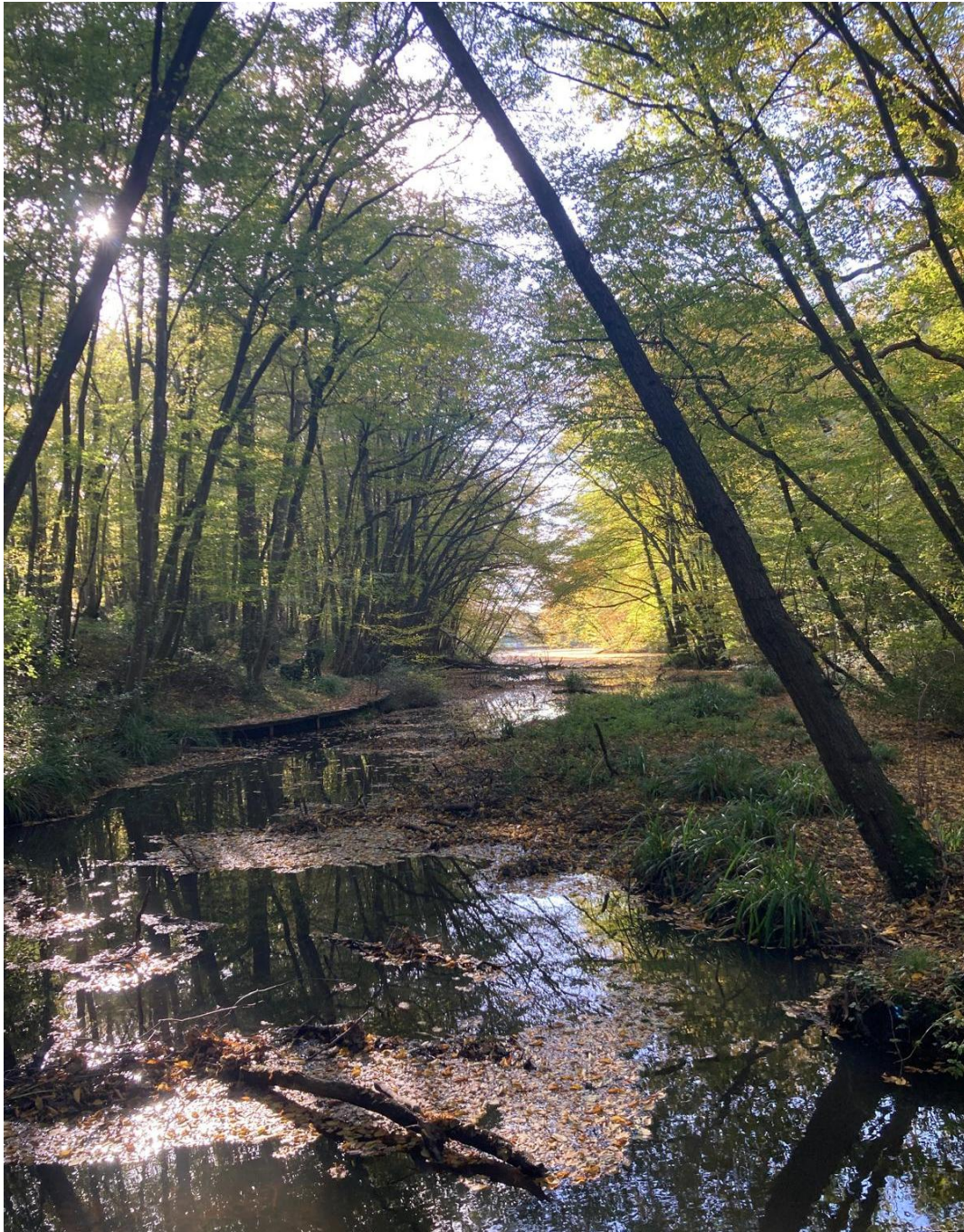
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Mayfield Office:
3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB
mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:
The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA
wadhurst@burnetts-ea.com
01892 782287



Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
Registered Offices: 3 Church View House, High Street, Mayfield TN20 6AB

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.