

# MADE



Rockwood Ivyhouse Lane

, Hastings, TN35 4NN

Offers in excess of £850,000



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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.

Crafted from a WARM PALETTE OF NATURAL TIMBER, the house has an understated yet dramatic presence. A DOUBLE-HEIGHT ENTRANCE HALL leads into an expansive OPEN-PLAN LIVING SPACE centred around a cosy sitting room with VAULTED CEILINGS, a WOOD-BURNING STOVE set within a bespoke sandstone fireplace crafted from stone sourced from the grounds, and a TRIPLE ASPECT with two sets of doors opening onto the WRAPAROUND DECK.

The kitchen is fitted with BESPOKE SOLID WOOD CABINETRY and a CENTRAL ISLAND WITH BREAKFAST



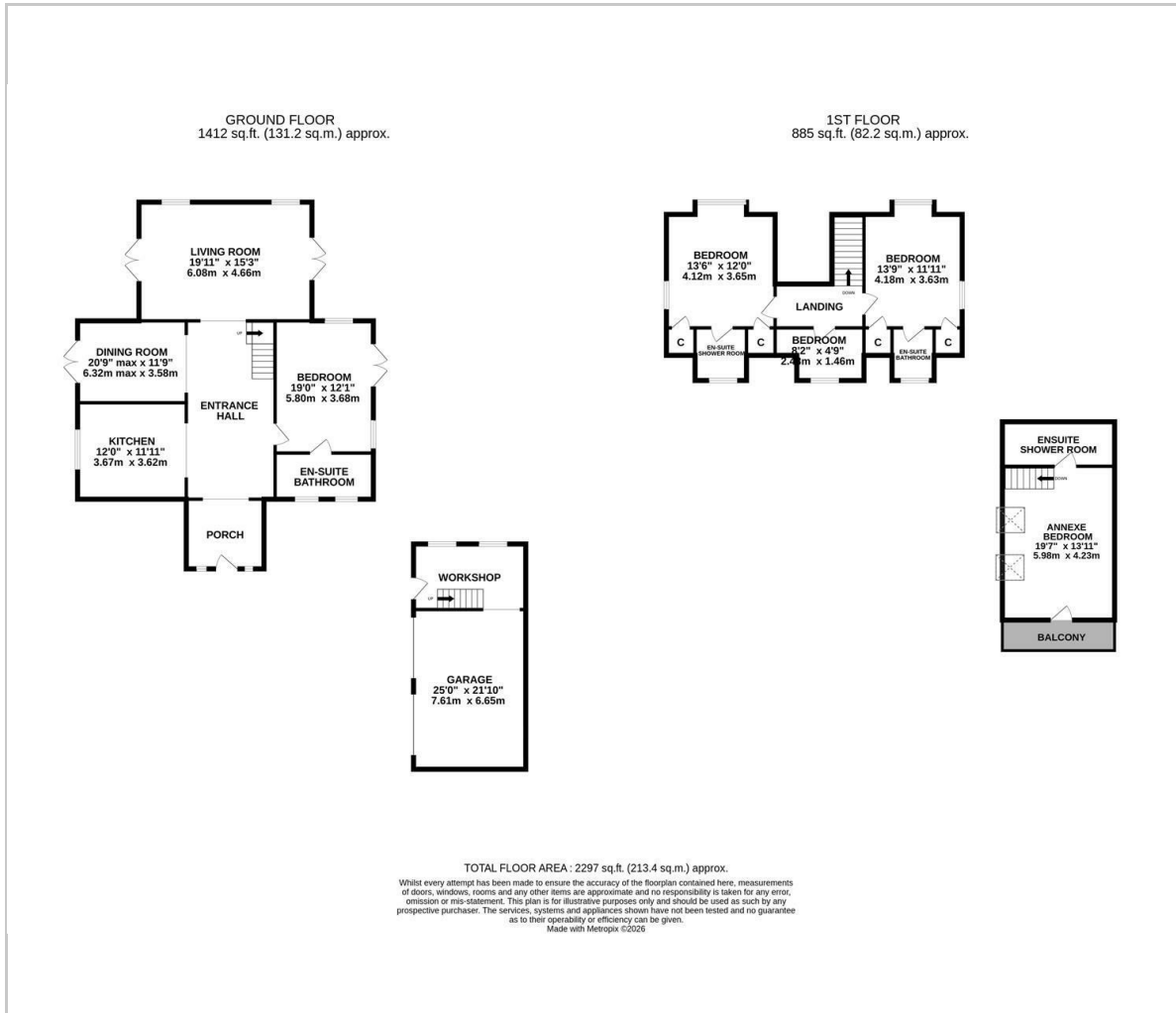


BAR, while the adjoining dining area creates a sociable space for entertaining and everyday living, with further doors leading directly outside. Large picture windows and sliding doors blur the boundary between inside and out, allowing NATURAL LIGHT to pour through the interiors while framing the surrounding landscape at every turn.

The PRINCIPAL BEDROOM SUITE is positioned on the ground floor, enjoying direct access to the terrace and gardens alongside an EN-SUITE SHOWER ROOM. The upper floor houses THREE FURTHER BEDROOMS, two of which benefit from BUILT-IN STORAGE and EN-SUITE BATHROOMS.



## Floor Plan



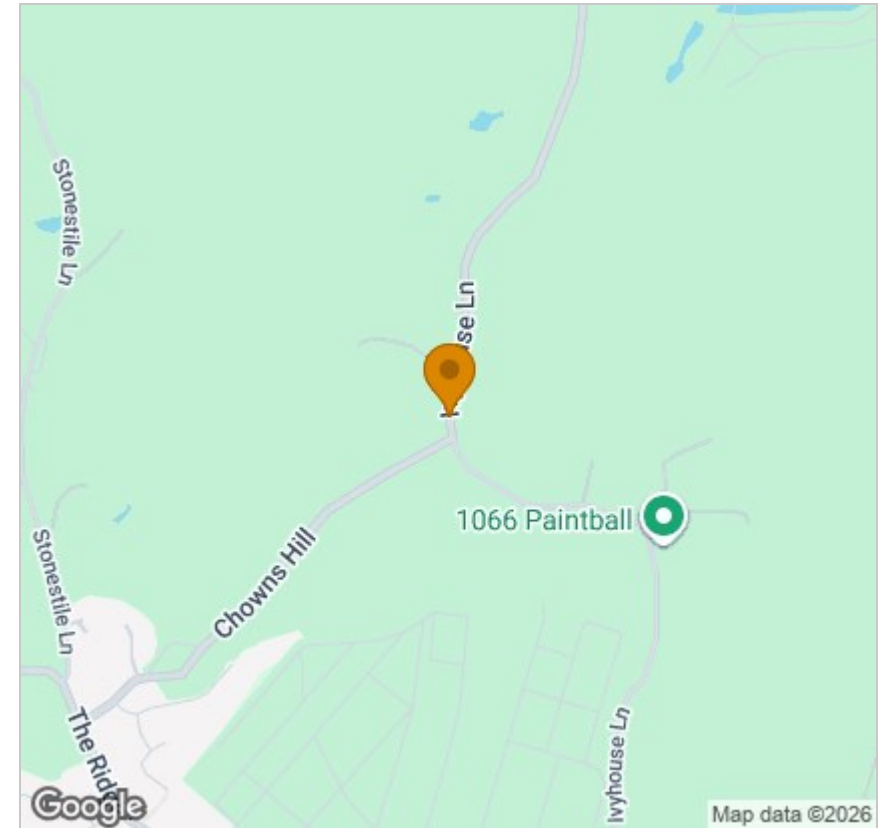
## Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

