



Malthouse Hall, Cooksbridge, Lewes, East Sussex, BN8 4SL

Asking Price £499,950

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3 Bedroom, 3 bathroom Grade II listed barn conversion in Cooksbridge just outside Lewes. Features include a luxury kitchen, high end bathrooms, a good sized garden, garage, and ample parking. Converted approximately six years ago, offering modern living.

The Property

Located in Cooksbridge, just outside Lewes, this Grade II listed barn conversion offers a unique opportunity to acquire a luxurious home. Skillfully converted approximately six years ago and received a Sussex Heritage Trust Award' the property combines historic character with contemporary high end finishes.

Double doors lead into a spacious entrance hall with feature Oak staircase and a cloakroom with low level WC. There is an under stairs utility cupboard house plumbing for the washing machine and tumble dryer. The interior features a well appointed open-plan living space with kitchen and dining and doors leading out to the garden. Built in banquet seating area with matching Quartz table to the kitchen worksurface with pendant lights over. The kitchen is equipped with modern integrated appliances including a fridge and freezer, AEG induction hob, oven and dishwasher, bespoke cabinetry with under counter lighting and premium work surfaces. The layout promotes a cohesive flow throughout the main living areas all with engineered Oak flooring. There is a study leading through to a large conservatory/playroom

This property includes three bedrooms, one on the ground floor with an en-suite shower room with luxury fittings and bespoke tiling and built in wardrobes. The design ensures privacy and convenience. Upstairs are two further double bedrooms, the main room having open concept wardrobes to one wall and a superb freestanding luxury bath and eaves storage. The en suite shower room leads off of here with feature bespoke tiling. The other bedroom also has en-suite shower room' and a walk in dressing room with rails and shelving.

Externally, the property benefits from a good sized, level, and enclosed rear garden, offering a private area for relaxation and outdoor activities with a deep flagstone patio, large areas of lawn and a further patio for outdoor furniture. This space is well maintained and has a rear access gate. Additionally, the property includes a garage with up and over door and parking for several vehicles in front.

The barn conversion incorporates high-end fixtures and fittings throughout, contributing to a luxurious feel in each room. The Grade II listing ensures the preservation of its architectural integrity while providing modern living comforts.

Cooksbridge is a desirable village, offering a rural lifestyle with good transport links. Lewes, with its town centre, independent shops, cafes, restaurants, and mainline railway station, is a short drive away, providing direct services to London. The nearby South Downs National Park offers opportunities for outdoor pursuits, making this a suitable location for those seeking both tranquility and accessibility.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Malthouse Hall, Cooksbridge



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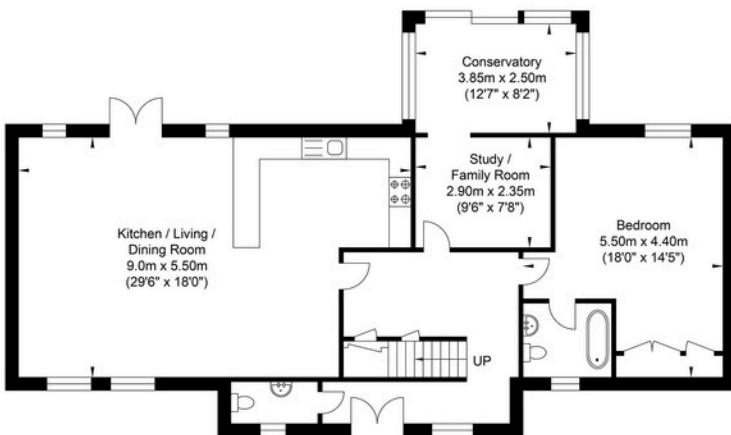
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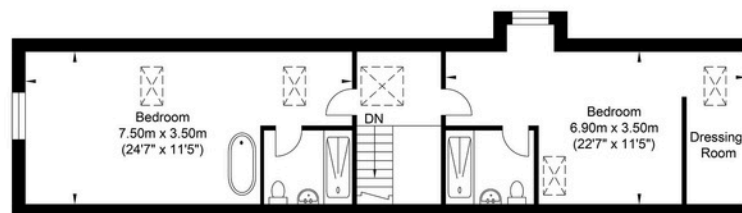


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Ground Floor
Approximate Floor Area
1132.79 sq ft
(105.24 sq m)



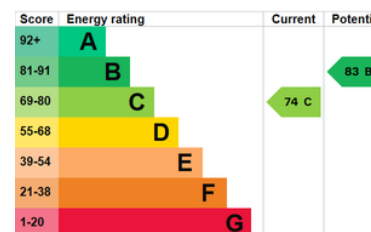
First Floor
Approximate Floor Area
630.33 sq ft
(58.56 sq m)

Approximate Gross Internal Area = 163.80 sq m / 1763.12 sq ft

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



Energy Performance Certificate



Agents Notes

Tenure - Freehold
EPC - C
Council Tax Band - F



Please note:

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