



£1,100,000-£1,200,000 guide price

Priory Barn, Priory Street, Lewes, East Sussex, BN7 1HH

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Overview...

Tucked away from passers by, Priory Barn is an exceptional, contemporary home which sits comfortably amongst his historic neighbours within Lewes town centre.

The Detached barn like property was constructed in 2016 to exacting standards as designed by local architects Baker Brown Studios and constructed by acclaimed Brian Huntly Builders Ltd.

Boasting architectural features alongside energy efficient credentials such as PV Solar Panels and underfloor heating, has culminated in a wonderful contemporary home with an emphasis on natural light and open spaces which flow seamlessly into the garden and has resulted in an enviable EPC Rating of B.

The property enjoys far reaching views that extend to the South Downs National Park, benefits from 2 Allocated Parking Spaces and has a wonderful South Facing Garden.

Viewings are highly recommended.



The property...

APPROACH- Approached through a discrete gap in the terrace of Georgian townhouses a cobbled drive leads to Priory Barn and two allocated parking space.

ENTRANCE HALL- A discrete front door opens into the inviting entrance hall with double height ceiling and roof window. A polished concrete floor boasts underfloor heating and a bespoke made staircase crafted from metal work and natural oak leads to the first floor.

CLOAKROOM- Modern suite comprising of a wc and wash hand basin.

UTILITY ROOM- A welcomed addition to any home, the utility room provides additional kitchen storage in simple, timeless white kitchen cupboards with complimenting worksurface. There is space and plumbing for appliances and a window with the views to the courtyard to the front.

OPEN PLAN LIVING KITCHEN DINING ROOM- Measuring a generous 29ft the L Shaped room enjoys triple aspect views over the gardens.

LIVING AREA- Featuring a polished concrete floor with underfloor heating, the reception room is completely open plan to the Kitchen Dining Room and enjoys views over the pretty garden. The Living Room further features a contemporary Morso wood-burning stove adding a traditional warmth to the otherwise contemporary space.

KITCHEN DINING AREA- The Kitchen is a gorgeous choice as designed by Bulthaup of London. The soft grey tones work beautifully with the polished concrete floor, corian worksurfaces and the corner positioned bi-fold doors which open seamlessly into the garden. The kitchen incorporates an island into the design with raised breakfast bar and enjoys views over the South Facing Garden. The high quality kitchen features Gaggenau and Miele appliances.



The property...

FIRST FLOOR LANDING- A light and bright landing with elegant handrail and balustrade over stairs, feature window with bespoke made screen. Doors to principal rooms.

BEDROOM 1- Featuring windows which cover almost an entire wall and boasting South Facing far reaching views which extend to the South Downs National Park. Doors to Dressing Room and EnSuite Shower Room.

DRESSING ROOM- A welcomed addition to any home, featuring bespoke made furniture including drawers, shelves and hanging rails. The room further features an oak wood floor and contemporary roof window.

EnSUITE SHOWER ROOM- A luxurious suite comprising of a generously sized shower enclosure with rainfall shower head, fixed glass screen and door, and beautiful tiled surround. The suite further comprises of a contemporary wash hand basin, set onto a modern vanity unit, and a wc. An illuminated and heated mirror and heated towel rail.

BEDROOM 2- A comfortable double bedroom with far reaching views that extend to the South Downs National Park.

BEDROOM 3- A further light and airing double bedroom with views over chimney pots to the front.

BATHROOM- A modern contemporary bathroom featuring a bath situated under the window, making the most of the Southerly views of the South Downs. Shower enclosure, wc and wash hand basin.





Outside...

REAR GARDEN- Wrapping around the property to two sides making the most of the South and West aspects. The landscaped garden features a paved terrace which is partially covered by a contemporary pergola, provides an ideal space to entertain and dine, being adjacent to the Kitchen Dining Room. The Terrace leads onto an area of high quality artificial lawn bordered by well stocked raised flower beds which soften the historical flint walled boundary. Gated access to the front and parking area.

PARKING- Two allocated parking spaces located in front of the property.

Title - Freehold

Gas Central Heating with Underfloor heating - Solar P.V. panels - Heat Recovery System - High Performing Double Glazing.

EPC Rating - B

Council Tax Band - F





Location...

Priory Street is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is tucked away from passers by in a tranquil setting yet moments from the hustle and bustle of Lewes High Street and Mainline Railway Station.

Located within easy reach of the beautiful Grange Gardens, a public access well cared for formal garden with excellent picnic spots.

The property is within striking distance of Lewes Mainline Railway Station offering direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the countryside, historical Priory Ruins with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery through to tertiary college are all within easy walking distance of the property.





Enquiries...

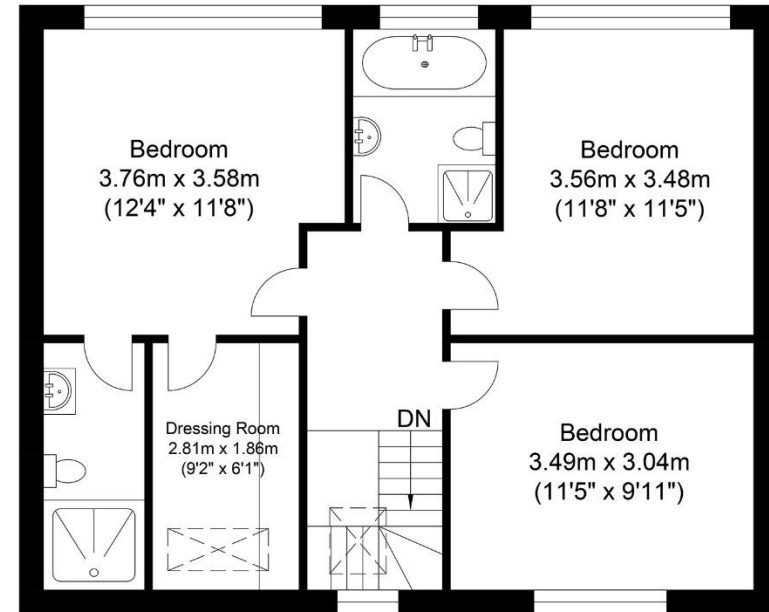
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
675.97 sq ft
(62.80 sq m)



First Floor
Approximate Floor Area
675.97 sq ft
(62.80 sq m)

Approximate Gross Internal Area = 125.60 sq m / 1351.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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