



THE OLD BARN,
NEW HOUSE FARM, BUCKHAM HILL, EAST SUSSEX, TN22 5XU



**Lambert
& Foster**

UCKFIELD STATION APPROX 3.5 MILES | LEWES APPROX 7 MILES | GATWICK AIRPORT 20 MILES

THE OLD BARN, NEW HOUSE FARM, BUCKHAM HILL, EAST SUSSEX, TN22 5XU

A striking five-bedroom detached Grade II Listed barn conversion on an exclusive development with a large landscaped garden and garaging located in a rural position in Isfield, East Sussex.

ASKING PRICE £1,100,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this striking five-bedroom detached barn conversion on an exclusive development with a large, landscaped garden and garaging located in a rural position in Isfield, East Sussex.

The Old Barn is a Grade II listed family home forming the centrepiece of an exclusive development created from the former farm buildings of New House Farm. Once a cattle barn, the building's character features have been preserved and enhanced through a meticulous 2019 conversion. The result is an impressive modern home of about 3,537 sq. ft. arranged primarily across the ground floor with three mezzanine rooms, underfloor heating throughout the main level and well-proportioned spacious rooms.

The heart of the home is the superb 34' x 26' kitchen/dining hall, set beneath a soaring vaulted ceiling with full-height windows positioned where the original cart doors once stood. Oak timbers, tiled flooring, and remote-controlled Velux rooflights create an uplifting, architectural space ideal for both everyday life and large-scale entertaining. Bi-fold doors open directly to the rear garden. The bespoke Stoneham kitchen includes quartz worktops, a central island, Franke sink, Neff appliances (induction hob, extractor, oven, microwave, dishwasher), Siemens fridge freezer and a wine cooler. A separate utility room sits adjacent, providing further storage and space for laundry appliances.

A large triple-aspect sitting room lies to the western end of the house, also with bi-fold doors to the rear and access to the courtyard.



DESCRIPTION CONTINUED

The principal bedroom suite is on the ground floor, with dressing area, ensuite bathroom and door to the rear garden. Bedroom two has an ensuite shower room and a door to the courtyard garden. Bedrooms three and four are served by an adjacent shower room. Above the sitting room is an office/study. A second mezzanine, overlooking the kitchen/dining room, is useful additional space. A third mezzanine bedroom (bedroom five) is accessed from the kitchen/dining room and includes its own ensuite bathroom with separate shower.

To the rear of the property sit two exceptionally large garages. The garages form part of a larger building held under separate ownership and are offered on a long lease (120 years from 5 December 2019; expiring 2139).

Buckham Hill sits just north of the village of Isfield, a lovely rural position that balances countryside surroundings with easy access to amenities. Isfield has a community farm shop, and a well-regarded pub. Uckfield (3.5 miles) offers a mainline station, supermarkets, shops, cafés, restaurants, a leisure centre and one of Britain's oldest independent cinemas.





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Old Barn, New House Farm, Buckham Hill, Isfield, Uckfield, TN22 5XU

Approximate Area = 3537 sq ft / 328.6 sq m

Garage = 1515 sq ft / 140.7 sq m

Total = 5052 sq ft / 469.3 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///PILLOWS.SPURRING.HALT

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Private

Heating: LPG

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: G EPC: D (67)

COVENANTS: Covenants apply ask office for details.

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick & weatherboard elevations & slate tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS