



BURNT HOUSE
NEWICK

If you're looking for a truly special period home in the heart of one of Sussex's most sought-after villages, then Burnt House in Newick is one you really must see.

Believed to date from around 1790 and Grade II listed, this elegant detached Georgian home has all the charm you would hope for from a property of this age, with handsome grey-glazed brick elevations, white brick quoins, sash windows and a wonderful sense of history throughout.

What makes Burnt House particularly appealing is the way it combines that period character with a level of comfort and practicality that works brilliantly for modern family life.





During our clients' ownership the house has been thoughtfully extended, remodelled and refurbished, resulting in a beautifully presented home with generous accommodation arranged over three floors. There are stripped wood floors, oak panelling, feature fireplaces and decorative touches that give the house real warmth, whilst the refitted kitchen, stylish bath/shower rooms and self-contained annexe add a superb level of versatility.

The tone is set the moment you step through the wrought iron gate, with a pathway leading through the front garden to the porticoed porch and front door. Inside, the oak-panelled entrance hall/snug is a delightful space in its own right, with a handsome open fireplace and fitted oak bookshelving giving it a wonderfully inviting feel.

To either side of the hall are two impressive reception rooms. The sitting room is a lovely triple-aspect room with an elegant marble fireplace and electric woodburner - a calm, comfortable space to retreat to.

The dining room is believed to have been converted from the original stables and is a brilliant room for entertaining, with a vaulted ceiling, exposed timbers, full-height bay window overlooking the front garden and marble fireplace with coal-effect gas fire.





To the rear, the kitchen/breakfast room is flooded with natural light thanks to a roof lantern and French doors opening directly onto the terrace, perfect for summer lunches and inside-outside living.



The kitchen itself is a timeless shaker-style design with cream cabinetry, granite worktops and a central island that naturally becomes the place to gather.



Appliances include an electric Rangemaster oven with five-ring gas hob, Neff dishwasher and undercounter fridge, whilst the adjoining utility room provides space for further appliances including a larder-style fridge freezer.

Practicality wise, there is also a ground floor shower room off the utility and a separate study overlooking the rear garden, ideal for anyone who works from home.





Sleep

The bedrooms are arranged over the upper two floors and offer plenty of flexibility for a family. The principal bedroom is particularly impressive, extending across the full width of the first floor.

It is beautifully presented and enjoys fitted wardrobes, a pretty cast iron feature fireplace and a well-appointed en-suite bathroom with freestanding roll-top bath and separate shower cubicle.



...& Soak

Bedroom five is also positioned on the first floor, whilst bedrooms two, three and four are found on the second floor.

All are good sizes and are served by a recently refitted bathroom.

Bedrooms three and four are interconnecting, which could work brilliantly for younger children or as a bedroom and dressing/playroom arrangement.





The Annexe

One of the real stand-out features of Burnt House is the excellent self-contained annexe, completed in 2019. Part converted from the original garaging and part newly built, the annexe has its own front door on the north side of the house and even a small area of garden. The accommodation includes an entrance hall, open plan sitting room/kitchen with French doors opening onto the terrace, a bedroom and modern bathroom.

This is a superb addition and would be perfect for guests, extended family, older children or even as a more independent work-from-home space.



Glorious Gardens

Burnt House sits behind a tall hedge, giving a pleasing degree of screening from Church Road. The front garden is gravelled with shrub and flower borders, whilst to the south of the house there is a block paved driveway leading to the detached garage, built in 2019, which has a boarded loft space above.

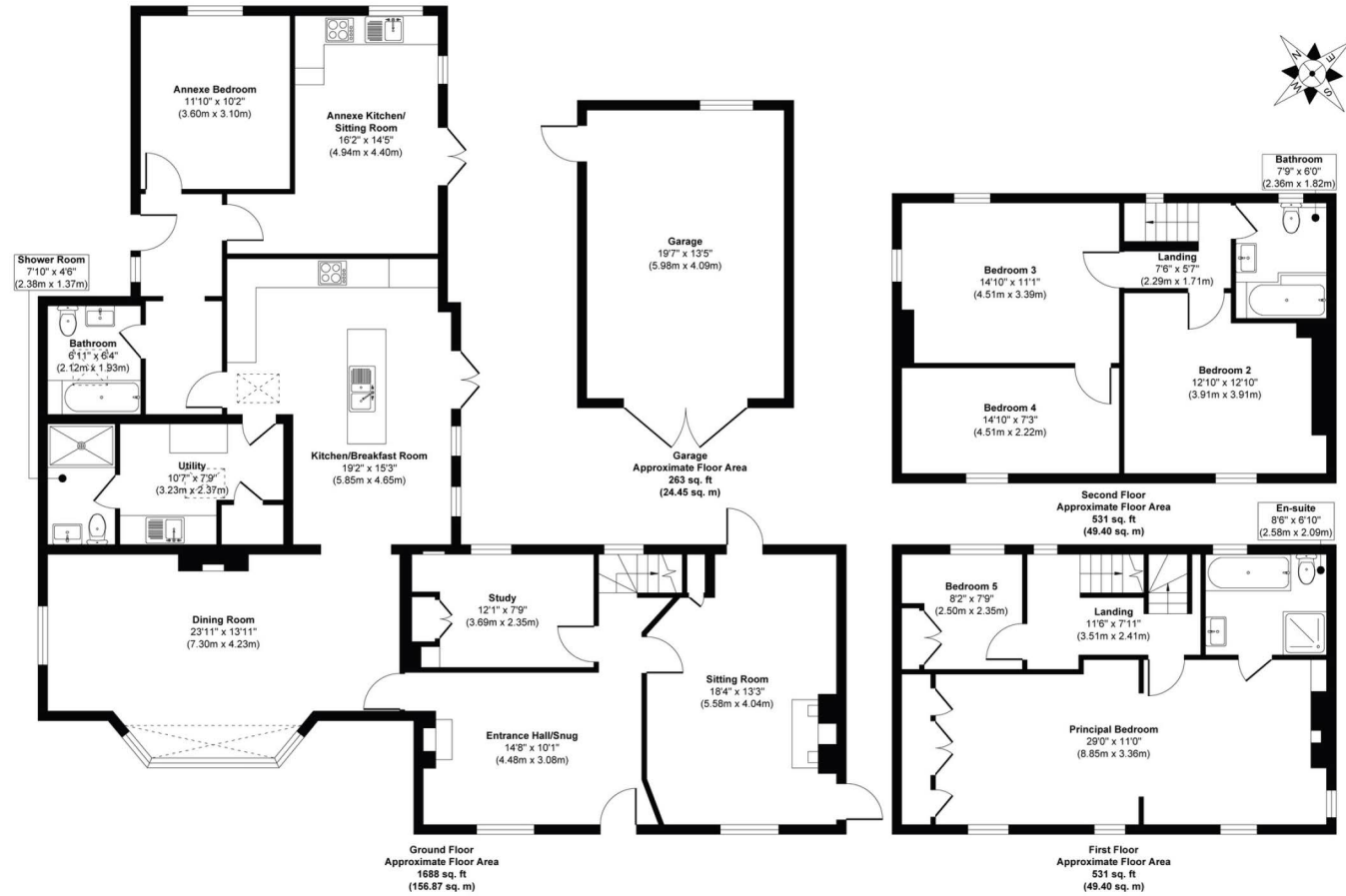
The rear garden is a real highlight. There is gated access to both sides of the house and the garden feels wonderfully mature and private, particularly given the central village position. A large stone terrace extends across the rear of the house, creating the perfect spot for 'al-fresco' dining, with steps leading down to the main lawn. The garden is well-stocked with spring bulbs, shrubs and trees, and includes two small ornamental ponds. Mid-way down is a timber summer house/home office with power connected, ideal as a hobby room, studio or peaceful workspace away from the main house.

There is also a fenced chicken run with young fruit trees.

At the far end, the garden opens to a further fenced area with wild flowers and a wood-chipped seating area beneath handsome pine trees, enjoying a lovely outlook over neighbouring farmland.

In all, the plot extends to about 0.4 of an acre.





Approx. Gross Internal Floor Area 3013 sq. ft / 280.12 sq. m (Including Garage)

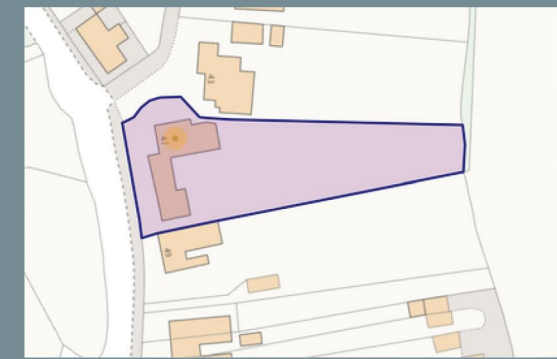
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Finer Details

Title Number: ESX25245
 Tenure: Freehold
 Local Authority: Lewes District Council
 Council Tax Band: G
 Plot Size: 0.41 acres
 Available Broadband Speed: Ultrafast
 Services: Mains gas, water, electricity and drainage (not tested)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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