

Kester House The Street, Sedlescombe, East Sussex TN33 0QB
Offers In Excess Of £595,000 Freehold

A truly enchanting Grade II listed 17th century tithe barn conversion, offered chain free & steeped in history, forming one of the most distinctive and characterful homes in the heart of Sedlescombe village. Once transformed in the Victorian era by artist Hercules Brabazon Brabazon, the property was used to display his watercolours in the galleried space & later served as village tea rooms and a much-loved B&B, adding to its fascinating storybook past. Today it offers an exceptional family home of around 2,500 sq ft, blending heritage charm with impressive flexibility and lifestyle potential. Behind the striking façade lies atmospheric accommodation with exposed timbers, vaulted ceilings, working fireplaces and generous room proportions with good ceiling heights throughout. The main reception room is a standout feature, over 34ft in length, with a galleried area above & a warm, characterful feel. This flows into further reception spaces including a drawing room and breakfast room, each enjoying garden outlooks and period detail. The kitchen and utility areas provide practical everyday space, while a further workshop/utility area and garage add versatility. The layout offers excellent potential for multi-generational living, with scope to create a self-contained annexe (subject to consents), as well as continued or reinstated use as a home with income potential, reflecting its former B&B use. Upstairs, five bedrooms are arranged across the property, including two with en-suite facilities, along with further bathrooms. A galleried landing overlooks the main reception space, adding drama and character, while a mezzanine level provides a flexible area ideal for study or reading. Outside, the property enjoys a charming & private partially walled courtyard garden, a peaceful sun-trap ideal for relaxing or entertaining in a unique historic setting. Viewing is highly recommended to appreciate the space, character and rare history on offer.








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Floor 0



Floor 1



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Approximate total area(1)

234 m²

2520 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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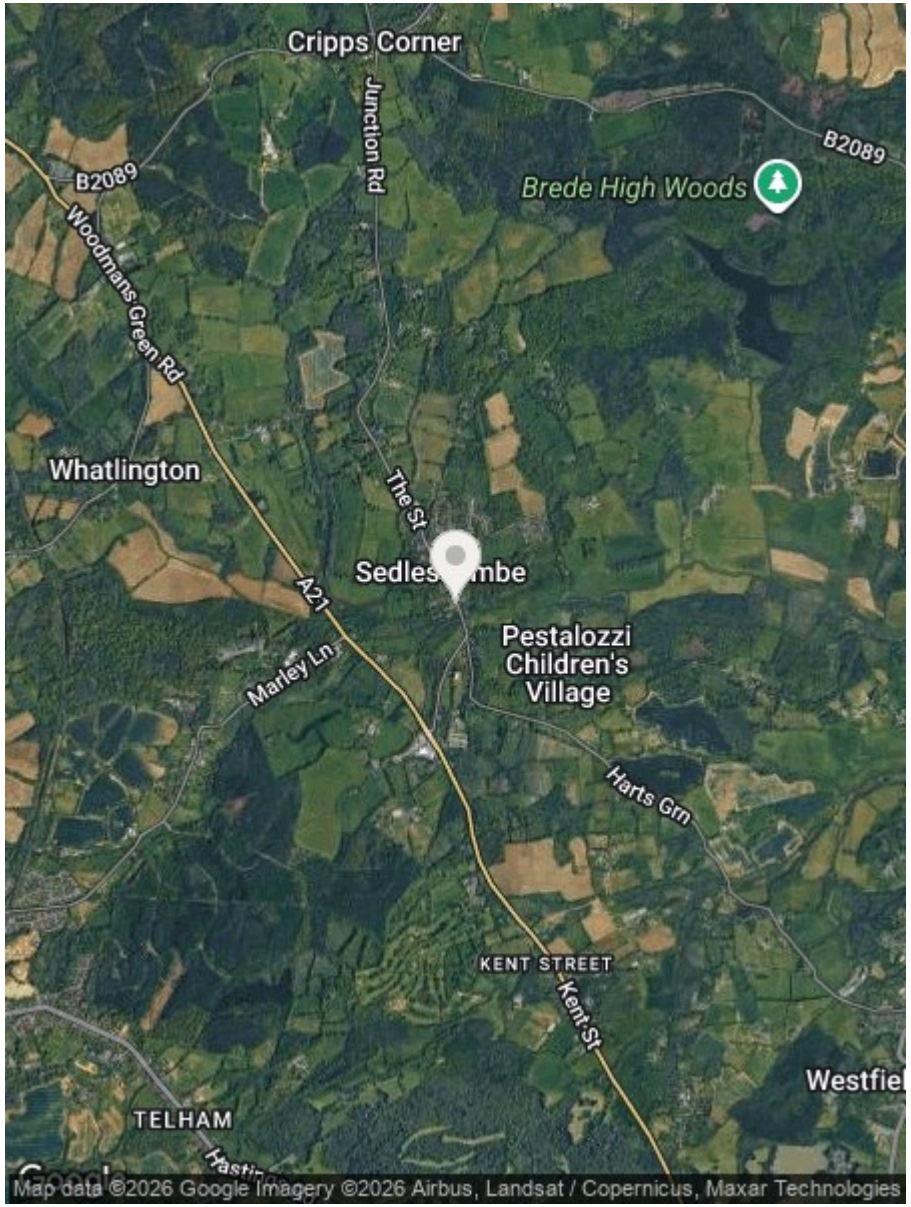

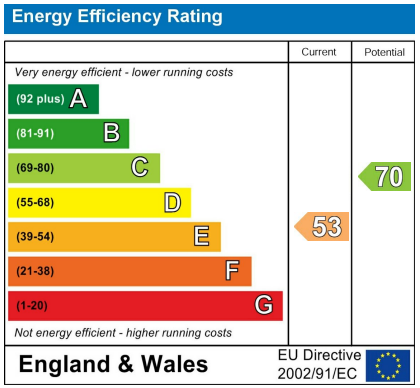

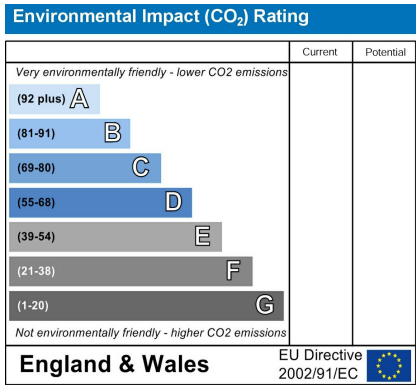

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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