

# PHILLIPS & STUBBS



coastal +  
COUNTRY



#### Rear Garden

Set amidst a picturesque rural landscape, this charming timber-framed barn conversion offers a unique blend of rustic character and modern comfort. The rear garden features a spacious paved patio shaded by a stylish sail canopy, ideal for outdoor dining and relaxing while enjoying views over the surrounding countryside. The garden also includes a neat lawn and seating areas interspersed with gravel and stone elements, providing a peaceful retreat with mature hedging and trees enhancing privacy.

#### Kitchen / Dining Room

23'3" x 15'11"

The kitchen/breakfast room is a wonderfully spacious and light area that perfectly combines rustic charm and practical modernity. It showcases exposed timber beams and brickwork alongside contemporary tiled flooring. The kitchen is well-equipped with a range cooker, large island with seating, and wooden work surfaces that complement the natural finishes throughout. French doors from the kitchen lead directly to the outside patio, allowing plenty of natural light to flood the space and providing easy access for outdoor entertaining.

#### Living / Dining Room

23'11" x 15'11"

The living room is a warm and inviting space defined by rustic brick walls, exposed wooden beams, and a large wood-burning stove that adds both ambiance and warmth. Comfortable leather sofas are arranged to create a cosy seating area, ideal for relaxing with family or guests. This room enjoys plenty of natural light and offers an open plan flow into the kitchen/dining area, maintaining the barn's distinctive character.

#### Study

9'0" x 7'9"

The study is a compact yet charming space featuring exposed timber framing and natural wood flooring which continues the rustic theme of the home. It provides a quiet and comfortable environment with a window that brings in natural light, making it ideal for working from home or reading.

#### Bedroom 1

10'8" x 11'8"

Bedroom 1 is a delightful, character-filled room with striking exposed timber beams and a vaulted ceiling that

enhances the sense of space. The room is bright and airy, with large glazed doors opening to the outside, allowing for stunning countryside views and plenty of natural light. The wooden floorboards add warmth and charm, creating a welcoming retreat.

#### Bedroom 2

15'1" x 12'1"

Bedroom 2 is another generous double room featuring exposed timber framing and wide wooden floorboards. The large windows offer excellent natural light and picturesque views over the surrounding countryside, continuing the home's harmonious connection with nature.

#### Bathroom

10'5" x 7'2"

The bathroom is stylishly finished with exposed timber beams that add character, paired with neutral toned tiling. A freestanding bath positioned beneath a large window provides a relaxing space to unwind, while a double basin vanity unit offers plenty of storage and counter space. The bathroom benefits from natural light and maintains the rustic charm seen throughout the property.

#### Shower Room

An additional bathroom features modern fixtures including a walk-in glass shower, a toilet, and a sink, finished with light-coloured tiling and a heated towel rail. This room offers a convenient and contemporary space within the rustic setting of the home.

#### Landing

The landing area at the top of the stairs is bright and airy with exposed timber beams and wooden flooring. It connects the various bedrooms and bathrooms, with an open balustrade overlooking the staircase, contributing to the open feel of the home.

£3,750 PCM

## Stocks Granary The Thorne, Guestling, Hastings, TN35 4LU



Nestled in the charming village of Guestling, Hastings, Stocks Granary is a stunning barn conversion that beautifully marries rustic charm with modern living. This exceptional property boasts four spacious bedrooms, providing ample room for family and guests alike. Each bedroom is designed to offer comfort and tranquility, making it the perfect retreat after a long day.

With three well-appointed bathrooms, this home ensures convenience and privacy for all occupants. The thoughtful layout allows for easy living, whether you are entertaining friends or enjoying a quiet evening in.

The barn conversion itself is a testament to exquisite craftsmanship, featuring original beams and characterful details that enhance its unique appeal. The open-plan living areas are flooded with natural light, creating a warm and inviting atmosphere. The property is surrounded by picturesque countryside, offering a serene backdrop for those

- Detached Former Granary
- Four Double Bedrooms
- Three Bathrooms
- Stunning Location
- Available July
- Long Term Rental
- Spacious barn conversion
- Modern kitchen with island
- Large garden with patio
- Close to local amenities

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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