

BRIGHTLING EAST SUSSEX





WILLINGFORD LANE, BRIGHTLING
EAST SUSSEX TN32 5HN

Grade II Listed Barn with Stunning Views

Galleried Dining Hall * Drawing Room * Study * Kitchen/Breakfast Room
Utility * Cloakroom

Master Bedroom with Ensuite * Guest Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Annex – Sitting Room * Kitchen * Double Bedroom * Bathroom

Two Bay Open Garage * Garden Room * Gardens * Paddock

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This stunning Grade II Listed thatched barn is located at the end of a 0.75 mile long drive in a rural yet not isolated position with stunning views over the surrounding countryside.

Converted in the late 1990's and believed to incorporate beams imported from a French farmhouse, the thoughtfully laid out accommodation consists of a galleried dining hall with wood burning stove and wine store, a triple aspect drawing room with doors to the terrace and a further wood burning stove, a kitchen/breakfast room with doors to the terrace, an ESSE and a separate Stove, a double aspect study with door to the garden, a utility room and a cloakroom on the ground floor.

A staircase leads to the master bedroom with ensuite bathroom and views over the countryside and a guest bedroom with ensuite shower room, a sitting area with views creates a landing leading to three further double bedrooms, a family bathroom and a second staircase to the ground floor.

A further staircase leads to an attic ideal as a play area, teenage hideaway or further bedroom.

Outside the barn is approached via a gravel drive which provides ample off road parking and leads to the double bay cart lodge and log store and the detached annex which consists of a sitting room, a kitchen, a double bedroom and a bathroom. Attached to the annex is a garden room with views over the countryside. To the front of the barn there is a paved terrace with a green house and pergola with ornamental vine. The terrace wraps around the barn and leads to an area of vegetable beds. Well stocked flower and shrub beds border the terrace and dissect the gardens to the rear which are laid predominantly to lawn with a gate leading to a paddock. In total the grounds amount to approximately 1.3 acres.



The village of Brightling is set in an elevated position in the High Weald, offering spectacular views over the surrounding countryside.

Nearby Robertsbridge and Burwash provide local facilities with more comprehensive shopping available at Heathfield and Battle. Etchingam, Stonegate and Wadhurst provide main line railway stations into London.

There are a number of schools in the area offering both private and state education for children of all ages.

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

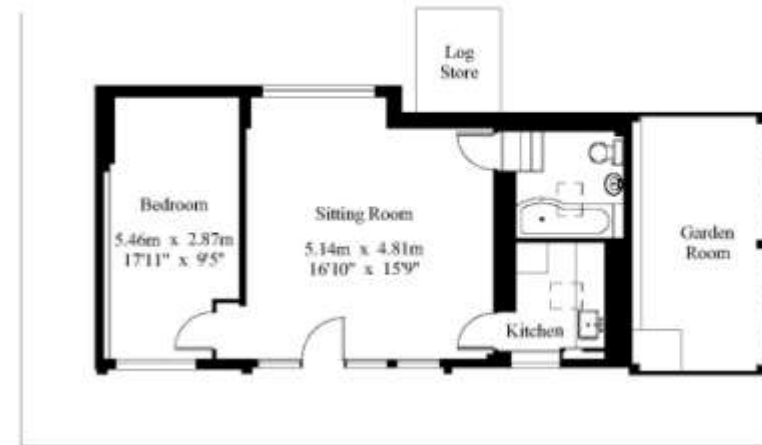
Rother District Council - Council Tax Band, Barn – G, Annexe - A

A bridle way passes across the driveway. A covenant prohibits the annex from being used as a business.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

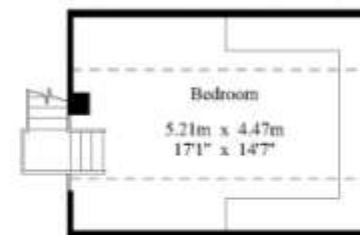


Barn - Gross Internal Area : 358.2 sq.m (3855 sq.ft.)
Annexe - Gross Internal Area : 69.6 sq.m (749 sq.ft.)
Carport - Gross Internal Area : 32.4 sq.m (348 sq.ft.)



First Floor

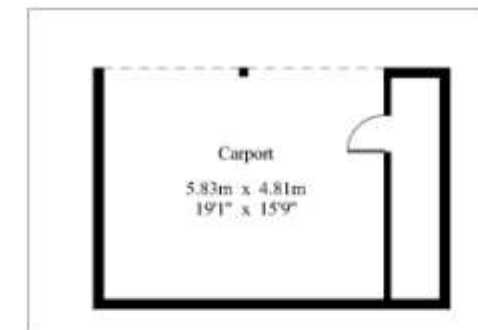
----- Restricted Height



Second Floor



Ground Floor



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