



'Our Focus Determines Your Reality'



Hayes Plat  
Northiam  
East Sussex  
TN31 6HQ



Entrance Hall \* Sitting/Dining Room \* Studio/Gym  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom  
Two Double Bedrooms, both Ensuite

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Galleried Landing \* Principal Bedroom \* Further Double Bedroom  
Bath/Shower Room \* Snug \* Study

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Garden and Grounds Approximately 0.28 Acres  
Gated Driveway Parking \* Workshop/Shed



## WELL-PROPORTIONED FAMILY HOME IN STUNNING LOCATION

This delightful, detached, barn enjoys a rural aspect, sitting as it does within a farm hamlet just off the village green in the sought after village of Northiam. With character features throughout from honey-coloured beams, exposed brick and stone to an attractive open fireplace and culminating in a stunning vaulted sitting room and galleried landing.

The property offers immaculate, well-proportioned, flexible family accommodation consisting of an entrance hall opening into the double aspect kitchen/breakfast room with the wow factor and doors to the garden; the kitchen/breakfast room leads into the galleried sitting/dining room with vaulted ceiling and feature inglenook fireplace. From the sitting/dining room double doors open into the double aspect studio/gym with doors to the garden, and a door into the utility room which also has a door to the garden. The ground floor of the barn is completed with a double bedroom with ensuite shower room, a further double bedroom with ensuite bath/shower room and a cloakroom.

The staircase opens on the first floor onto the spacious galleried landing ideal as an additional sitting area. On the first floor there is a principal bedroom, a double bedroom and a well-proportioned family bath and shower room. A snug and study lead from the galleried landing.



Outside, gates open onto an expansive gravel drive providing ample off-road parking, and partially walled garden, bordered with well-established flower and shrub beds. A paved terrace accessed directly from the kitchen adjoins the drive and is sheltered by baton fencing, the wall and flower and shrub beds. A gate leads to a spacious workshop/shed.

Gravel paths lead around the barn to the stunning garden to the rear which has been landscaped to provide terraces from which to enjoy the view. Brick steps lead down to the lawn which is bordered with sculpted flower beds and a variety of trees. In total the grounds amount to approximately 0.28 acres.









## NORTHIAM

The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

## SCHOOLS AND CONNECTIONS

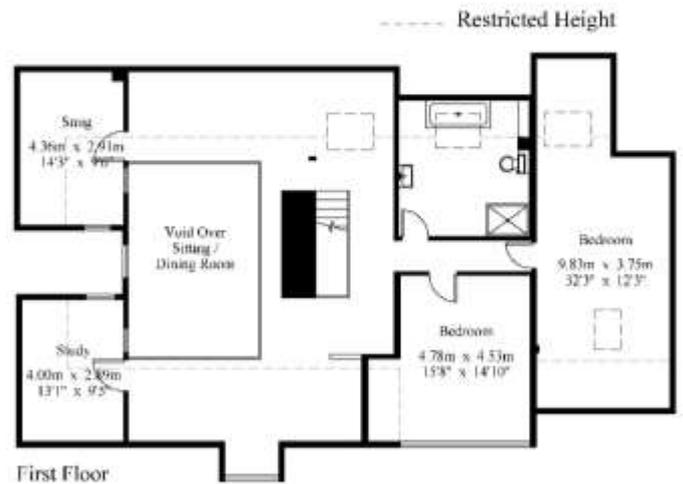
There is a village Primary School as well as many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.



# Hayes Barn

Gross Internal Area : 361.6 sq.m (3,892 sq.ft.)



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## SERVICES

All mains utilities connected. Gas fired central heating.

Rother District Council - Council Tax Band G

EPC Rating: D

The barn is on a shared private road and contributes proportionately to the maintenance.

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



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