



Trolliloes Barn

Studdens Lane, Trolliloes, Hailsham, East Sussex, BN27 4QR

**Batcheller
Monkhouse**

TROLLILOES BARN

Trolliloes Barn is an attractive barn conversion showcasing much character, situated in a beautiful rural setting, not entirely isolated and close to Cowbeech and Rushlake Green.

In all approximately 2.46 acres

Ground Floor:

- Boot Room
- Kitchen/Dining/Family Room
- Bedroom/Reception Room
- Shower Room
- Reception Hall/Dining Room
- Sitting Room

First Floor:

- Two Bedrooms
- Family Bathroom

Outside:

- Courtyard Garden opening to lawn/paddock area
- Ample off-road Parking
- Four-bay Garage
- Greenhouse
- Separate Paddock and Pond
- In all about 2.46 acres

DESCRIPTION

Trolliloes Barn is a beautiful barn conversion with much character, showcasing wonderful exposed beams, oak flooring, and oak latched doors.

The elevations are part brick and part stained timbers beneath a tiled roof. The property is situated in a beautiful rural setting, not entirely isolated, but convenient for Cowbeech, Rushlake Green, Hailsham and Heathfield.

The main features are:

- Boot room with quarry tiled floor and tall windows through to the inner reception hall.
- Oak latched door into the beautiful kitchen/dining/family room, with partly vaulted ceiling, exposed timbers and quarry tiled floor. The kitchen area is fitted with a bespoke range of wooden base cabinets with a mix of granite and marble worktops. Full height window and door looking out across the garden and land. An Everhot range, space for washer dryer and space for dishwasher. Walk-in larder/storage cupboard. Steps up to the inner hallway with oak flooring.
- Bedroom/reception room with Velux window, adjacent shower room fitted with a white suite comprising WC, handwash basin and shower cubicle.
- Raised landing area with coats cupboard, storage and tank.
- Door through to reception hall with partly vaulted ceiling, galleried landing, tall windows with external barn door/shutters to the front of the property, oak flooring, exposed timbers. A latched door leads through to a wonderful sitting room with contemporary TermaTech woodburner situated off centre, and exposed beams; the room is triple aspect and provides versatile living space.
- Oak staircase to the first floor and part galleried landing.
- Family bathroom with white handwash basin, freestanding rolltop bath, WC and fully tiled shower cubicle, Velux window.
- Steps up to bedroom 1, with vaulted ceiling, Velux window to the rear enjoying the wonderful countryside views. Opposite, steps up to bedroom 2 with Velux window to the rear, exposed ceiling beams and vaulted ceiling.

OUTSIDE

Partly wall-enclosed Courtyard Garden to the rear opening out onto a lawn/paddock area. Ample off-road parking. Four-bay garage with excellent additional space above, and attached greenhouse to the rear.

Separate paddock with mature hedges to the boundaries and post and rail and electric fencing. There is a delightful pond to one corner of the garden/paddock. In all about 2.46 acres.





AMENITIES

Local: The popular rural village of Cowbeech is just under 1 mile and has the Merrie Harriers public house. Rushlake Green village with its charming village green, village shop/Post Office and the Horse and Groom public house is about 3 miles. The market towns of Heathfield and Hailsham offer a wide range of shopping and leisure facilities.

Towns: Heathfield (7.3 miles), Hailsham (4.8 miles), Battle (12 miles), Tunbridge Wells (20 miles), Lewes (17 miles)

Transport: Etchingham station (10.8 miles), Stonegate and Battle stations (both about 12 miles) all on the London Bridge/Charing Cross line; Polegate station (8.1 miles) on the London Victoria line.

Schools: Herstmonceux Primary School; Heathfield Community College; Hailsham Community College; Skippers Hill; Vinehall at Robertsbridge; Bede's at Upper Dicker.

Leisure: Bewl Water (19.4 miles) for sailing, fishing, walking and riding; golf at Wellshurst Golf and Country Club at Hellingly and the East Sussex National at Uckfield.

DIRECTIONS

Heading south from Rushlake Green, continue along Cowbeech Road for approximately 2.5 miles. Opposite The Merrie Harriers turn left at the grass triangle and immediately left again. After about 0.6 of a mile turn right onto Bemzells Lane and take the next left into Studdens Lane. The entrance to Trolliloes Barn is the first driveway on the right hand side after about 75 yards.

Additional Information:

Local Authority: Wealden District Council.

Telephone: 01892 602010 www.wealden.gov.uk

Services (not checked or tested): Mains water and electricity. Private drainage. Oil-fired central heating.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX210268

EPC: EPC rating D



GUIDE PRICE £775,000 - £825,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

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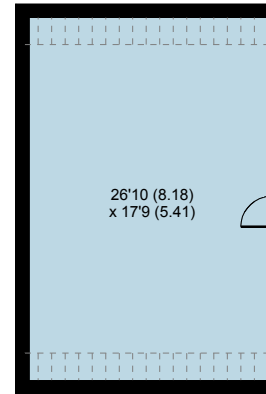
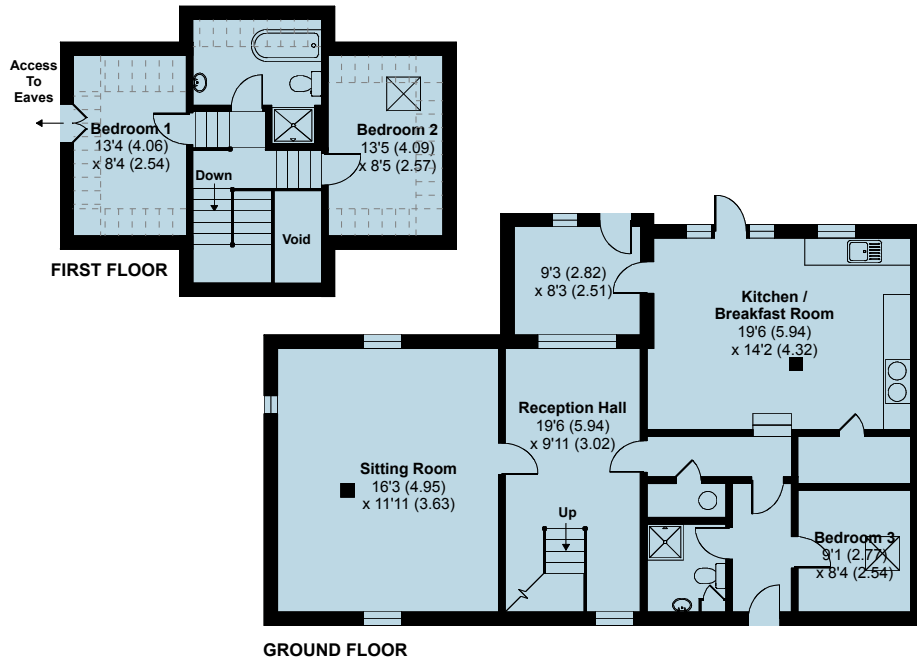
Trolliloes Barn, Studdens Lane, Trolliloes, Hailsham, BN27 4QR

Approximate Area = 1427 sq ft / 132.6 sq m
 Limited Use Area(s) = 205 sq ft / 19 sq m
 Outbuilding = 1219 sq ft / 113.2 sq m
 Total = 2851 sq ft / 264.9 sq m

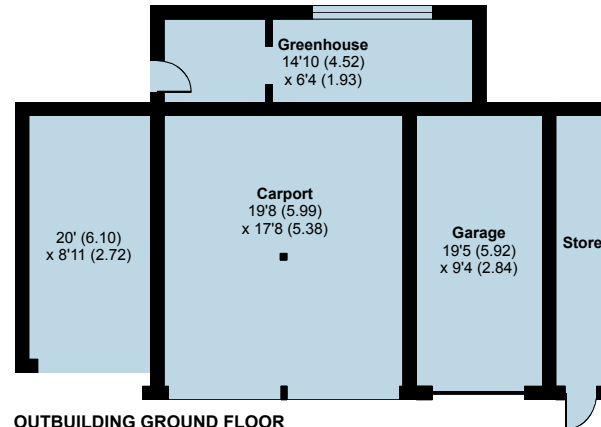
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Denotes restricted head height



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR

NOTE:

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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2020. Produced for Batcheller Monkhouse. REF: 661926

