



Braunton Barn

Kiln Lane, Isfield, Uckfield, East Sussex TN22 5UE

Batcheller
Monkhouse

Our Corner of England

BRAUNTON BARN

Braunton Barn is a delightful barn conversion believed to have been transformed in the 1990s and retains a wealth of period features that exude rustic charm and character. The property boasts exposed beamed ceilings and impressive inglenook fireplace, all nestled in five acres of land that include numerous outbuildings and a heated swimming pool.

Ground Floor

- Kitchen/Breakfast Room
- Dining Room
- Utility Room
- Sun Room
- Sitting Room
- Family Room
- Study

First Floor

- 4 Bedrooms
- 3 Bathrooms
-

Outside

- Approximately 5 Acres of Land
- Garage
- Pump House
- Store Rooms



DESCRIPTION

Nestled in the serene countryside, this charming barn conversion is situated on a sprawling five acre plot offering an idyllic retreat from the hustle and bustle of everyday life. Boasting a generous 3,254 sq ft of accommodation, spread over two floors, this home beautifully combines rustic charm and modern comforts including partial underfloor heating. One of the standout features of this home is the stunning galleried landing which overlooks the main entrance hall and adds a sense of grandeur and openness to the space upon entrance.

The main features of the property include:

- **Entrance Hall** with glazed barn windows to front, large storage cupboards and door leading through to downstairs cloakroom.
- The **Dining Room** is adjacent to the grand entrance hall and boasts solid oak flooring, high ceilings and exposed beams. The **Minstrel Gallery** overlooks from the floor above. Floor to ceiling windows boast picturesque views over the rear garden. The solid oak latch door takes you through to the kitchen/breakfast room.
- The country-style **Kitchen/Breakfast Room** is fitted with an array of wood base and wall units with granite worksurfaces stretching above. Exposed beamed ceilings add to the charm of character of this space. There is also plenty of room for a more informal dining area and a well-appointed utility room is adjacent offering a plethora of additional storage cupboards and access out to the garden
- The **Sun Room** connects from the dining room and the study as a recent addition built in 2018. A double set of bifold doors stretch back to reveal the stunning views of beautiful countryside stretching towards the South Downs that this property offers and light comes flooding in from the double-glazed lantern ceiling.
- From the sun room is the well-proportioned **Study** perfect for those looking to work from home.
- There is also a **Family Room** and a 22 ft **Sitting Room** with exposed oak beamed ceiling and inglenook fireplace with inset log burner.

First Floor

- From the dining room a set of staircases takes you up to the Minstrel Gallery and on to **Bedroom Two**. This suite boasts an adjacent bathroom.
- Along the corridor you will find the **Main Bedroom** with a plethora of built-in wardrobes and cupboards and an en-suite bathroom fitted with a roll top bath and separate shower cubicle.



- A staircase up from the Family Room leads on to two further **Double Bedrooms** both with built-in cupboards and access to a third family bathroom.

OUTSIDE

The property is entered via a five bar gate leading through to a sweeping gravel driveway offering of plenty of parking. There is a good-sized double garage with two sets of roll-up doors, door to the side and a window overlooking the rear. The front garden is mainly laid to lawn with an array of established trees and hedging offering a level of seclusion and privacy. Block paved patio stretches across the width of the property and round to the left hand side giving you access to a further seating area. The garden at the rear primarily features a well-maintained lawn providing access to a brick built pump house and convenient store room. A fenced heated swimming pool offers scenic views over the paddock at the back creating a serene and picturesque setting. Additionally there is a sun trap patio located at the side perfect for relaxation and enjoying the sunshine.

AMENITIES

Local: Isfield offers a popular farm shop, public houses and the Lavender Line railway.

Towns: Uckfield (3.5 miles), Lewes (5.5 miles), Haywards Heath (13.2 miles), Brighton (14.4 miles). Tunbridge Wells (18.9 miles).

Transport: Uckfield Station (3.5 miles) services to London is approximately 1 hour. Lewes Station (5.2 miles) services to London in approximately 1 hour 15 minutes. Haywards Heath Station (13.8 miles) services to London in approximately 45 minutes. Gatwick Airport (26.7 miles).

Schools: Little Horsted Primary School www.littlehorsted.e-school.uk Ringmer Primary School www.ringmerprimary.school, Fletching Primary School www.fletchingschool.org, Kings Academy Ringmer www.kgaringmer.uk, Uckfield College www.uckfield.college, Lewes Old Grammar School www.logs.uk.com, Great Walstead School www.greatwalstead.co.uk, Brighton College www.brightoncollege.org.uk, Roedean School www.roedean.co.uk

Leisure: East Sussex National Golf Course www.eastsussexnational.co.uk, Lewes Golf Club www.lewesgolfclub.co.uk, Piltdown Golf Club www.piltdowngolfclub.co.uk, Glyndebourne www.glyndebourne.com, South Downs National Park www.southdowns.gov.uk, Ashdown Forest www.ashdownforest.org

DIRECTIONS

From Uckfield High Street head south towards Hempstead Road continue on to New Town the B2102. At the roundabout take the third exit on to the Lewes Road. Going through the first roundabout, at Little Horsted take the second exit on to the A26, turning right on to Kiln Lane where the destination can be found on your left.

What3Words: crypt.sprouting.downfield

Additional Information

Local Authority: Mid Sussex District Council, Haywards Heath, West Sussex-RH16 1SS . Telephone 01444 458166 Website: www.midsussex.gov.uk.



Services (not checked or tested): Mains electricity and water, septic tank.

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

Tenure: Freehold. Land Registry Title Number ESX196237)

EPC: EPC rating F

Council Tax: Band G



GUIDE PRICE £1,500,000 - £1,650,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
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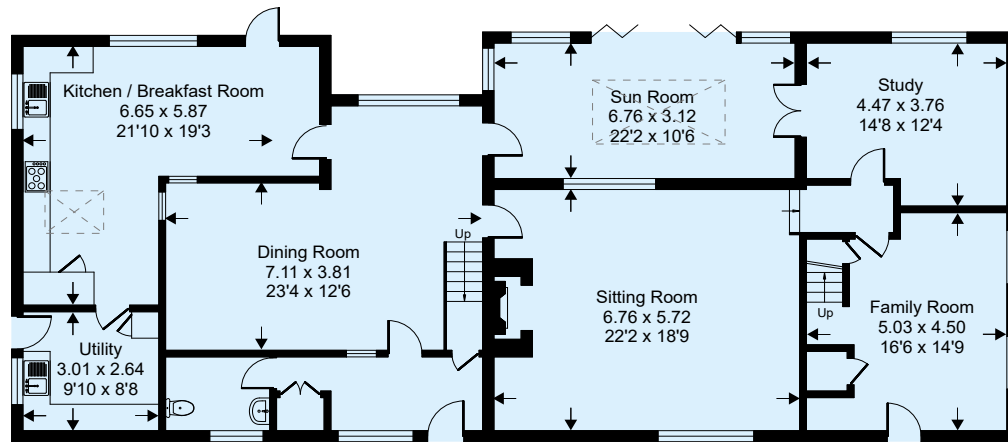
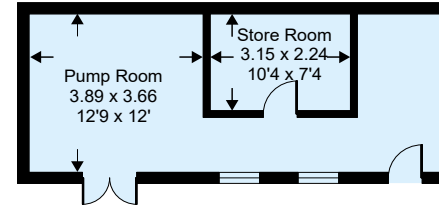
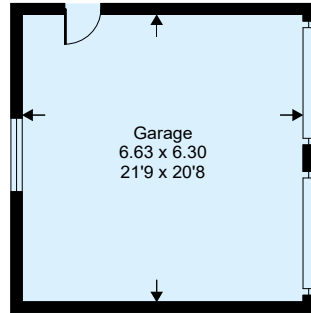
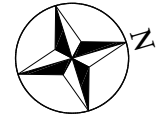
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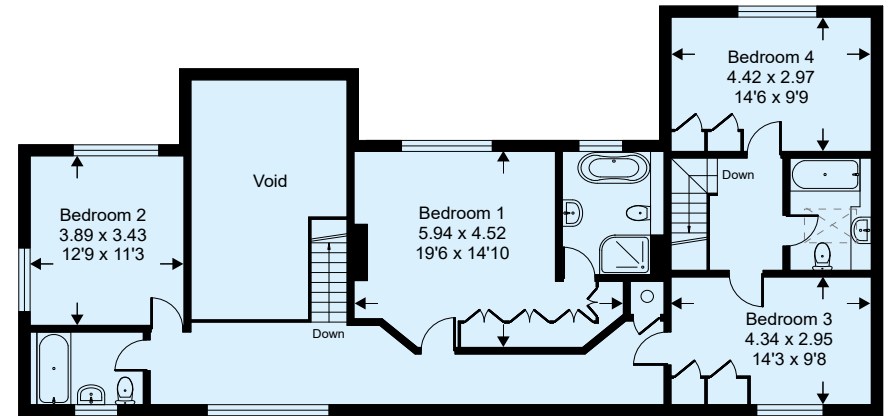
Tunbridge Wells
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Braunton Barn, TN22

Approximate Gross Internal Area = 302 sq m / 3254 sq ft
 Approximate Garage Internal Area = 42 sq m / 450 sq ft
 Approximate Outbuilding Internal Area = 34 sq m / 364 sq ft
 Approximate Total Internal Area = 378 sq m / 4068 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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