



Northover Barn

Meres Lane, Cross in Hand, Heathfield, East Sussex, TN21 0UA

Batcheller
Monkhouse

Our Corner of England

Northover Barn

An attractive and beautifully presented (unlisted) detached barn situated in the semi-rural fringes of Cross In Hand, together with a charming, detached annexe, further ancillary accommodation and large outbuilding, delightful gardens and paddock. In all about 6.1 acres.

Ground Floor

- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Bedroom

First Floor

- Principal En Suite Bedroom
- Two further Bedrooms (one with En Suite WC)

The Dairy (Detached Annexe)

- Utility Room
- Sitting Room
- Two Bedrooms
- Two Shower Rooms (one en suite)
- First Floor Open Plan Sitting Room and Kitchen/Dining Room

The Piggery

- Three Bedrooms

- Sitting Room
- Shower Room
- Terrace

Outside

- Large Barn/Outbuilding
- Mature Gardens
- Paddock
- In all about 6.1 Acres



DESCRIPTION

Northover Barn sits on a country lane on the fringes of Cross In hand and Five Ashes, and benefits from delightful countryside views. The (unlisted) barn was converted by the current owners in 2011 and is finished to a high specification and whilst retaining the charm of the original building, now offers beautifully presented and set out, living space and accommodation, for modern day living. The elevations are predominantly brick and weatherboarded beneath a tiled roof. There are air-source heat pumps and underfloor heating.

The main features of the property include:

- The wonderful Farmhouse-style **kitchen** with a vaulted ceiling, is fitted with a range of base units complemented by wooden work tops and metro tiled splashbacks, and flows through to a spacious eating and gathering space with adjacent doors leading to the terrace and gardens. The exposed oak beams are a stunning feature of this light and bright space.
- The good sized **sitting room** is double aspect and benefits from a wood burner and finished with wooden flooring.
- The main, double aspect, **entrance hall**, offers further versatile space, and affords excellent natural light with bi-fold doors leading through to the terrace and gardens. A staircase leads to the first floor.
- Additionally, there is a **bedroom** on the ground floor, together with a **separate bathroom** fitted with a white suite.
- On the first floor there is a **principal bedroom** with vaulted ceiling and exposed oak joinery and views across the gardens and neighbouring countryside. The **en suite shower room** is finished with a white suite with Cortese stone double basin.
- There are **two further bedrooms**, with vaulted ceilings and one with a glass wall and mezzanine level creating a contemporary feel and an excellent use of space. There is also an additional **shower room**.

OUTSIDE

In addition to the detached main barn there are a number of detached outbuildings comprising, **The Dairy** – a pretty and beautifully presented two bedroom annexe with its own attractive, mature gardens and terrace; **The Piggery** – a spacious outbuilding currently configured with 3 bedrooms, family bathroom and a large sitting room area, offering a versatile space for a multitude of uses. A further **large outbuilding**, currently used as a garage and store, has potential for alternatives uses too.



The gardens throughout are a wonderful feature to this setting; to the rear of the barn is a well planted garden, with a true 'country-garden' feel and benefits from a stone terrace providing an excellent place for gathering and al fresco dining. There is also a productive fruit and vegetable garden and an orchard. There is a separate paddock with mature hedging and a small woodland area with a stream. Ample parking is provided from the two separate driveways.

AMENITIES

Local: Cross-in-Hand village is about 2 miles distant and has a bakery, public house, and petrol station, Oak Furniture Store, boutique dress shop, hairdressers and village hall.

Towns: For more comprehensive amenities and shops, Heathfield is about 3 miles and provides a choice of commercial and shopping facilities, supermarkets including Waitrose. Uckfield is some 8 miles and the larger centre of Tunbridge Wells about 15 miles with a wide selection of shopping and recreational facilities.

Transport: Stonegate station (London Bridge/Charing Cross) is about 10 miles, Buxted station (London Victoria) about 5.7 miles and Tunbridge Wells (London Bridge/Charing Cross) about 12 miles.

Schools: Primary Schools at Cross-in-Hand, Five Ashes and Maynards Green; Heathfield Community College; Uckfield College. Independent schools include Skippers Hill Manor Preparatory School; Mayfield School; Bede's at Upper Dicker.

Leisure: Local bridleways and footpaths, including Darch's Wood and Selwyns Wood Nature Reserve; Isenhurst Leisure Club, Lawn Tennis Club and rugby club at Cross-in-Hand; the East Sussex National Golf Club near Uckfield; Ashdown Forest for walking and horse riding; Bateman's and Scotney Castle (National Trust).





DIRECTIONS

From Tunbridge Wells head south on the A267 passing through Mark Cross. At the Mayfield roundabout turn right towards Five Ashes for a further 0.9 of a mile and then left into Meres Lane. After 0.7 of a mile bear left for another 0.6 of a mile where for the property will be found on the left hand side.

What3Words: outlooks.works, hint

Additional Information

Local Authority: Wealden District Council. 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Mains electricity and water. Air source heat pump, Private Drainage - Klargestor (installed 2011)

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

Tenure: Freehold. Land Registry Title Number ESX331998

EPC: EPC rating D

Council Tax Band: G



GUIDE PRICE £1,500,000 - £1,650,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
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Haywards Heath
01444 453181
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Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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Approximate Gross Internal Area

Barn = 149.6 sq m / 1610 sq ft

Outbuilding = 194.4 sq m / 2092 sq ft

The Piggery = 82.2 sq m / 885 sq ft

The Dairy = 106.4 sq m / 1145 sq ft

Total = 532.6 sq m / 5732 sq ft (Excluding Void)



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

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

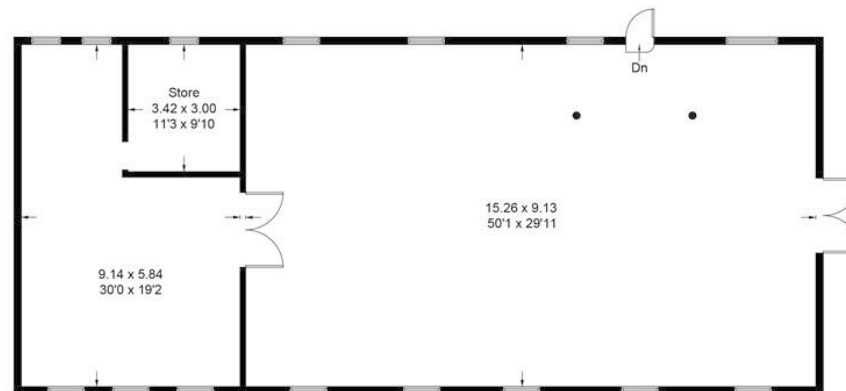
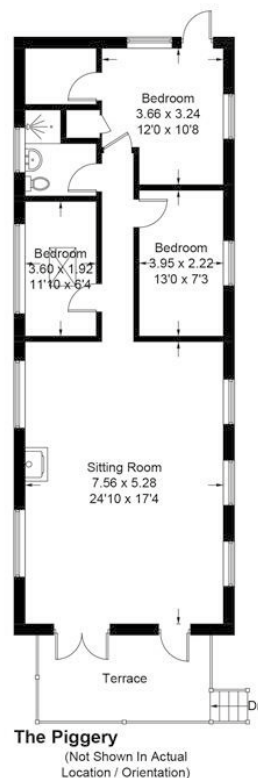
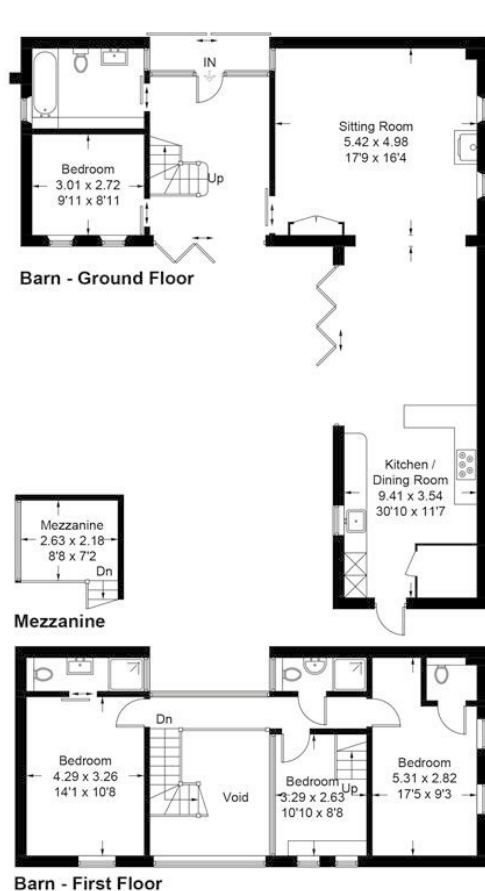
5. All measurements and distances are approximate;

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.

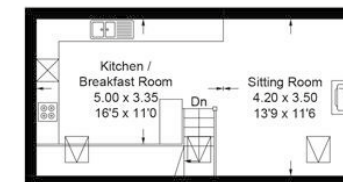
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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



Outbuilding
(Not Shown In Actual Location / Orientation)



The Dairy - Ground Floor
(Not Shown In Actual Location / Orientation)



The Dairy - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Imageplansurveys @ 2024