



## Superbly appointed converted barn with range of outbuildings

**Old Brookhouse Barn, Brookhouse Lane, Framfield, Uckfield, East Sussex TN22 5QJ**

Guide £1,750,000 Freehold

savills



Garden room • Vaulted open plan barn reception room with sitting room & dining area • Kitchen & breakfast room • Utility room • Cloakroom • Rear hall / boot room • Study • Principal bedroom with en suite bathroom • 3 further bedrooms (2 en suite) • Shower room • Detached garage with kitchen/living room & store room over • Stabling with 4 loose boxes (1 currently used as a workshop) • Timber outbuildings including a pole barn, reindeer barn & calf barn • Formal garden with terrace & pond • Kitchen garden, fenced paddocks, woodland, ponds & stream • About 8.1 acres in all • EPC rating E

#### About this property

Old Brookhouse Barn is a charming Sussex barn, believed to date from the 18th Century, with the benefit of being unlisted. Characterised by weatherboarded elevations on a brick plinth under tiled roof, the property has been beautifully restored and subsequently extended, maintaining and complementing the intrinsic structure of the original barn.

The front door opens to an impressive garden room, a hugely versatile and superbly appointed modern addition to the original barn, with Hunter woodburner set on a raised hearth in one corner; the garden room serves not only as a formal entrance hall, but also as a games room, excellent entertaining space, or occasional guest accommodation.

The original barn forms a magnificent open plan sitting and dining room with soaring vaulted ceiling, a wealth of wall and ceiling timbers, wooden floor and a pair of full-height windows with French doors set into the barn's old cart doors; the cosy sitting room area features a brick fireplace with stone hearth and inset wood burner.

The kitchen and breakfast room was the former dairy and is fitted with a range of handmade wooden cabinetry with granite worktops, a butler sink, an electric Aga and an additional electric Leisure range; there is space for a breakfast table and a freestanding fridge. The kitchen is open to the rear hall / boot room off which lies a cloakroom, and is served by a useful utility room with sink and space for laundry appliances.

The bedroom accommodation is arranged over the ground and first floors. Stairs rise from the barn to a fine minstrels' gallery overlooking the main reception space, currently used as a study and with a galleried walkway leading to the main bedroom. The main bedroom is dual aspect, open to the eaves and has an en suite bathroom with Chadder & Co suite including a roll top bath and separate shower cubicle.

Bedrooms two to four are on the ground floor, comprising the former cow shed. All benefit from doors opening to the garden, and two have en suite bathrooms. Bedroom four, which was originally two smaller rooms and could be re-divided if required, is served by an adjacent shower room.









### Outside

Old Brookhouse Barn is approached from Brookhouse Lane via a private track, with an electronically operated gate opening to a large block paved driveway and parking area running alongside the house and leading to the detached garage building. The garaging is an attractive two-storey timber-framed building, comprising two parking bays and a separate living room/kitchen with woodburner on the ground floor, with stairs rising to a large storage room over.

A further five bar gate opens from the paved parking area to a yard, around which are sited an open pole barn, enclosed kitchen garden with greenhouse, and a stable block comprising four loose boxes, one currently used as a workshop and each with double doors allowing them to be used as additional garaging.

Lying to the south of the barn, the beautiful, mature formal garden is well enclosed and private, bounded by the house to two sides, a stream to the east and a high hedgerow to the south. A stone terrace lies adjacent to the barn, next to which is an attractive pond, a haven for wildlife; the remainder of the garden is mainly laid to well-maintained lawn.

The land lies to the north and east of the house, and is arranged as four paddocks, with two further ponds, a wildflower area and a band of deciduous woodland to the western boundary. Additional outbuildings include a reindeer barn with power and water connected, and a calf barn.

In all, about 8.09 acres. Please refer to the site plan for further detail.

### Agent's Note

The neighbouring property, Upper Brookhouse Farm, has a right of way over the track leading to the properties.

A number of light fittings are excluded from the sale, please refer to the Agents for specific details.









### Local Information

Old Brookhouse Barn is situated in an attractive rural location on the southern edge of Framfield, in the heart of East Sussex.

The market town of Uckfield (two miles) offers a wide range of independent and high street shops, a leisure centre and two supermarkets, including a Waitrose. Lewes 10 miles; Eastbourne 18 miles; Tunbridge Wells 18 miles.

Framfield is just south of Ashdown Forest which offers superb walking and off road riding (for which a permit is required). There is a vibrant cultural scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells, the nearby historic County town of Lewes - famous for its bonfire celebrations, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport: Uckfield station offers services to London Bridge from 70 minutes.

**Schools:** There are a number of state and independent schools and colleges in the local area, including village primary schools in Framfield and Blackboys, Uckfield Community Technology College, Cumnor House in Danehill, Great Walstead near Lindfield, Brambletye, Michael Hall, Ardingly College, Bede's and Brighton College.

### Services

Oil fired central heating, supplemented by wood burning stoves. Mains electricity and water. Private drainage.

### Outgoings

Wealden District Council, Crowborough

### Energy Performance

A copy of the full energy performance certificate is available on request.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.










Approximate Area = 344.8 sq m / 3711 sq ft (Excluding Void)  
Garage = 121.6 sq m / 1309 sq ft  
Outbuildings = 85.5 sq m / 920 sq ft (Excluding Open Barns)  
Total = 551.9 sq m / 5940 sq ft  
Including Limited Use Area (17.6 sq m / 189 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	40	65		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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