



Charming semi-detached barn conversion in a rural setting on the edge of Horsted Keynes

Barn 2, Belvedere Barn, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex RH17 7BA

Guide £700,000 Freehold

savills



Open plan sitting room and kitchen • Ground floor bedroom/reception room with en suite wet room • Galleried study area • Two further bedrooms, both en suite • South-east facing terrace • Garden • Two parking areas • Just under a quarter of an acre in all • EPC rating D

About the property

Barn 2, Belvedere Barn is a charming and stylishly presented semi-detached barn, converted in 2004. The house is situated on the north western outskirts of the popular village of Horsted Keynes, in a rural location surrounded by farmland, benefitting from a sunny south-east facing paved terrace, an expanse of lawn garden and ample parking in the form of two driveways.

The full extent and layout of the accommodation in the house can be seen on the floor plan; the property benefits from planning permission to extend the ground floor offering the potential to create additional reception space.

Barn 2 is accessed via a wide glazed door set into a double height window formed of the original cart doors, which opens directly to the part-vaulted, open plan sitting room and kitchen. The sitting room has a wooden floor and an open fireplace as its centre piece; the kitchen is fitted with a range of modern, gloss cream units with wood effect worktops, a Bosch electric oven, five-ring gas hob and space for further appliances.

Lying off the sitting room is a ground floor bedroom (currently used as a formal dining space) with fitted wardrobes and a good-sized en suite wet room.

A wooden spiral staircase rises from the sitting room to the galleried first floor landing, where there is space for a desk. There are two bedrooms: bedroom one has a walk-in wardrobe and en suite bathroom; bedroom two has a small en suite shower room.

Planning permission

Planning permission has been granted for a single storey ground floor extension. Mid Sussex District Council, ref: DM/21/4319.



Local information

Barn 2, Belvedere Barn is located in a hamlet known as Cinder Hill, on the north western outskirts of the village of Horsted Keynes, a sought-after historic village popular for its picturesque setting, thriving community and convenient proximity to Haywards Heath's railway station. Local amenities include a village hall, a village shop, a primary school and two public houses. The historic village of Lindfield, with its pretty tree-lined High Street, is within four miles and is known for its period houses, parish church, village pond and variety of independent shops.

Comprehensive shopping is available at Haywards Heath (five miles), Tunbridge Wells (17 miles) or Brighton (21 miles).

There are many leisure activities available in the area including riding on Ashdown Forest (permit required), sailing at Ardingly and golf across the county. There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events. Spa and country house hotels include Ockenden Manor, Alexander House, Ashdown Park, Gravetye Manor and South Lodge.

Haywards Heath mainline station is about five miles distant (c.13 minutes by car) and offers frequent rail services to London Bridge/Victoria from 42 minutes. Gatwick airport 17 miles.

Schools: There are many highly regarded schools in the area, both state and private, including St. Giles primary school in the village, Cumnor House in Danehill, Great Walstead near Lindfield and Ardingly College.

Directions

From the centre of Horsted Keynes proceed west out of the village and at the cross roads turn right into Waterbury Hill. After half a mile, at a sharp right hand bend, turn left immediately before a weather-boarded cottage into a track. The first driveway on the left opens to a secondary parking area at the northern end of the property's garden; the gated driveway to Barn 2 can be found a little further along the track, immediately to the front of the property.

Services

Gas fired central heating (LPG).
Mains electricity and water.
Private drainage.

Outgoings

Mid Sussex District Council,
01444 458166. Tax band D.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.

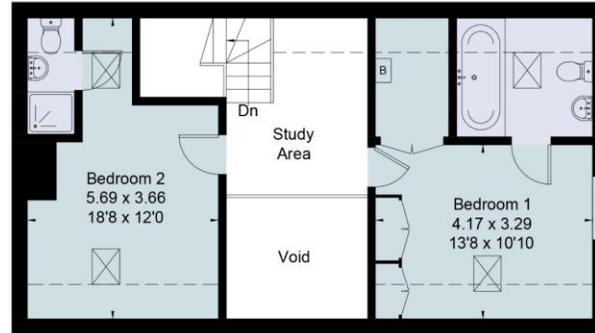




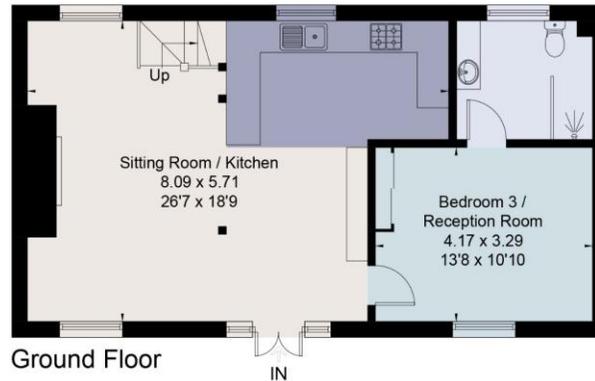
Approximate Area = 116.5 sq m / 1254 sq ft
(Excluding Void)
Including Limited Use Area (10.7 sq m / 115 sq ft)
For identification only. Not to scale.
© Fourwalls



= Reduced head height below 1.5m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 295079

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220331JRCK. Photographs taken: March 2022.

