



# Striking and spacious Grade II listed barn conversion

**The Old Barn, New House Farm, Buckham Hill, Uckfield, East Sussex, TN22 5XU**

Guide Price £1,750,000 Freehold





Kitchen/dining room • Sitting room • Mezzanine study  
 • Mezzanine reception room • Utility room • Main bedroom suite  
 • Four further bedrooms • Three further bathrooms • Gardens  
 • Garaging (leasehold) • EPC exempt

#### About this property

The Old Barn is a striking Grade II listed property, which forms the centrepiece of a small development on the site of former farm buildings at New House Farm, on Buckham Hill.

Formerly a cattle barn and characterised by weatherboarded brick elevations and oak framed windows, the property has been superbly converted and extended, offering approximately 3,589 sq ft of accommodation which is mainly arranged on the ground floor, with three mezzanine rooms. It was completed in 2019 and successfully blends the beautiful fabric of the barn with the convenience of modern living, creating a spectacular home which combines contemporary style and comfort, such as underfloor heating to the entire ground floor and CAT 6 wiring throughout, whilst maintaining the heritage and intrinsic structure of the original building.

The original barn forms a magnificent open plan dining room and kitchen with a soaring vaulted ceiling, a wealth of wall and ceiling oak timbers, tiled floor and a pair of full-height windows with the front door set into the barn's old cart doors. The dining room has bi-fold doors open to the rear garden and remote controlled Velux windows,

together with a bar area, ideal for entertaining.

The bespoke Stoneham kitchen is fitted with a range of cabinetry, with quartz worktops and a central island. There is a Franke sink, and Neff appliances including induction hob, extractor fan, dishwasher, oven and microwave. Additional appliances include a wine cooler and a Siemens fridge freezer. Adjoining the kitchen is a useful utility room with a sink and plenty of space for laundry appliances and storage.

The main sitting room lies at the end of the inner hallway and is a wonderfully light, triple-aspect room with a high vaulted ceiling, bi-fold doors to the rear garden and a door to the courtyard. The roof is set with Velux windows which are also remote controlled. A mezzanine study lies over the sitting room. Further reception space is offered by a smaller mezzanine overlooking the kitchen/dining room, currently used as a relaxation/meditation room.

The bedroom accommodation is principally arranged on the ground floor. The main bedroom has a dressing room and an en-suite bathroom with a freestanding bath and large separate shower cubicle. A door opens to the rear garden; a remote controlled Velux window









with electric blind is also set into the high ceiling.

Bedroom two has an en-suite and a door to the courtyard garden, creating a wonderful space for guests or perhaps staff. Bedrooms three and four are served by an adjacent shower room. Mezzanine bedroom five is accessed from the kitchen dining room and has the benefit of an en-suite bathroom with sperate shower cubicle.

### Gardens and Grounds

The Old Barn is approached from Buckham Hill via a shared driveway, over which the property and its neighbours have right of access. The gardens are fully enclosed by a Flemish bond brick wall to the front and side, and by fencing and the garaging to the rear.

The front, rear and courtyard gardens have all been cleverly landscaped to provide manageable spaces that are both practical to maintain and ideally suited to entertaining, with top of the range artificial grass lawns, outdoor lighting and gravelled beds planted with a range of flowering shrubs and hedging for interest.

In all, about a fifth of an acre.

### The Garaging (Leasehold)

The Old Barn has the benefit of two substantial garages, lying to the rear of the property and accessed via the shared driveway or a courtesy door from the secure rear garden to the house. The huge garages can hold four vehicles each, ideal for a car enthusiast or collector. They form part of a larger building, which is

owned separately. The garages are held and offered on a leasehold basis. (120 year lease from 2019, expires 2139).

### Local Information

The Old Barn is situated in Buckham Hill and enjoys a wonderful rural location, yet is not secluded and is well-positioned for local amenities. Buckham Hill is situated to the north of the pretty village of Isfield, in East Sussex. Isfield has the benefit of a community farm shop and public house.

Uckfield is within three and a half miles by road and is a bustling former market town offering a railway station, leisure centre, a number of high street and independent shops, various cafes and restaurants, two supermarkets (Waitrose and Tesco) and an independent cinema, one of the oldest in the country.

For a further variety of shops and recreational amenities the County Town of Lewes lies about seven miles to the south, with the vibrant city of Brighton 16 miles distant on the south coast. Haywards Heath (12 miles) and Royal Tunbridge Wells (17.5 miles) offer further amenities.

There are many leisure activities available, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county. There is a network of nearby footpaths giving direct access to the surrounding countryside, from









Ashdown Forest in the north to the South Downs National Park in the south.

**Schools:** There are a number of highly regarded state and independent schools in the area, including Little Horsted CEP School, Cumnor House, Great Walstead, Brambletye, Worth, Lewes Priory, Lewes Old Grammar School, Burgess Hill School for Girls and Eastbourne College.

Direct trains from Uckfield station to London Bridge take from 78 minutes. Haywards Heath offers frequent direct trains to London Victoria, London Bridge and Thameslink services with journey times from 42 minutes.

Gatwick airport lies approximately 24 miles to the north west, as does junction 10 of the M23 which links to the M25 and wider motorway network.

#### **Services**

LPG fired central heating (underfloor to main reception areas). Mains electricity and water. Shared private drainage.

#### **Outgoings**

Wealden District Council, 01892 653311. Council tax band G.

#### **Tenure**

The Old Barn – Freehold  
Garaging – Leasehold, 120 years from 2019 (expires 2139).

#### **Directions**

In Piltdown, on the A272 take Shortbridge Road south. Turn right on to Buckham Hill and bear right at the next junction. The private driveway that leads to The

Old Barn is on the left after about 1.2 miles.

#### **Viewing**

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

#### **Energy Performance**

EPC Rating = Exempt











Approximate Area = 333.4 sq m / 3589 sq ft  
Garages = 139.2 sq m / 1498 sq ft  
Total = 472.6 sq m / 5087 sq ft (Excluding Void)  
Including Limited Use Area (8.3 sq m / 89 sq ft)  
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