




Ailies Barn

Ailies Lane, East Hoathly, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A unique and charming single storey barn conversion, enjoying far reaching views across open countryside.

An attractive, barn style home arranged around a private courtyard featuring bright, spacious, and free-flowing accommodation. The beautifully presented property is set within delightful rural surroundings on the edge of East Hoathly, offering an idyllic country home, in a convenient East Sussex location, with large gardens.



1 RECEPTION ROOM



4 BEDROOMS



2 BATHROOMS



GARAGE AND DRIVEWAY



0.43 OF AN ACRE



FREEHOLD



SEMI-RURAL



1,563 SQ FT



**GUIDE PRICE
£995,000**



The property

Ailies Barn is a four-bedroom, traditional brick and timber-clad home. Its single-storey U-shaped layout provides over 1,500 sq ft of bright, accessible living space, featuring understated contemporary fittings, neutral décor, and high-quality craftsmanship throughout, all centred around a private courtyard, overlooking the gardens.

The reception hall offers a warm welcome, flooded with natural light from full-height timber-framed glazing that creates a bright, airy space and frames views of the terrace and open countryside beyond. The high-end wooden joinery continues throughout as does the attractive and practical flagstone flooring, creating an effortless flow between rooms. The central hallway provides a natural link within the house connecting the principal living area to one side and the main bedroom accommodation to the other.

The magnificent, vaulted kitchen, dining and sitting room forms the heart of the house. The impressive, double height exposed timber ceiling and large feature picture window create a roomy, light filled space, whilst the farmhouse shaker style kitchen and traditional cooking range provide plenty of homely, rustic charm. Bifold doors lead directly to the courtyard, perfect for outdoor dining and provide a seamless connection between house and garden. The kitchen leads through to the beautifully appointed family bathroom, bespoke utility room and a spacious double aspect bedroom.

The main bedroom accommodation, found on the opposite side of the house comprises of the generous principal bedroom which benefits from a double aspect with beautiful views, and two further comfortable bedrooms, both beautifully presented. They are all served by a modern shower room.



Outside

The property is set within generous grounds of 0.43 of an acre, mostly laid to lawn, bordered by woodland and open fields. At the front of the property a gated driveway provides ample parking and gives access to the garage. The south facing paved courtyard provides a sheltered area for outdoor seating, pots and planters. The wildflower lawn extends outward and offers ample space for recreation, with raised beds, a greenhouse and further outbuildings nestled between the trees, within a small patch of woodland which is within the curtilage of the barn. Mature hedging, fencing and established trees frame the grounds creating privacy while maintaining delightful rural views of The South Downs.

Location

The small village of East Hoathly, less than seven miles from the bustling town of Uckfield, is surrounded by beautiful East Sussex countryside, with easy access to the Wealdway. The village has a local pub, a village store, a parish church, a village hall, and a primary school, while further facilities can be accessed in Uckfield, including supermarkets, a selection of shops and leisure facilities. Additional amenities can be found in historic Lewes, including a choice of supermarkets, shopping, and an excellent selection of cafes, bars, and restaurants. Lewes also has a leisure centre and the famous Pells Pool lido, while for those that enjoy the great outdoors, the stunning South Downs National Park is within easy reach. Mainline train services to London are available from Uckfield mainline station (1 hour 20 minutes to London Bridge).



Distances

- Heathfield 5.5 miles
- Uckfield 6.4 miles
- Lewes 10.3 miles
- Eastbourne 14 miles

Nearby Stations

- Uckfield

Key Locations

- Barcombe Mills Weir and Lakes
- South Downs National Park
- Plumpton Racecourse
- Glyndebourne
- Farleys House & Gallery
- Seaford Head Nature Reserve, Sussex Wildlife Trust
- Brighton Palace Pier
- Bluebell Railway - (Sheffield Park, Station)

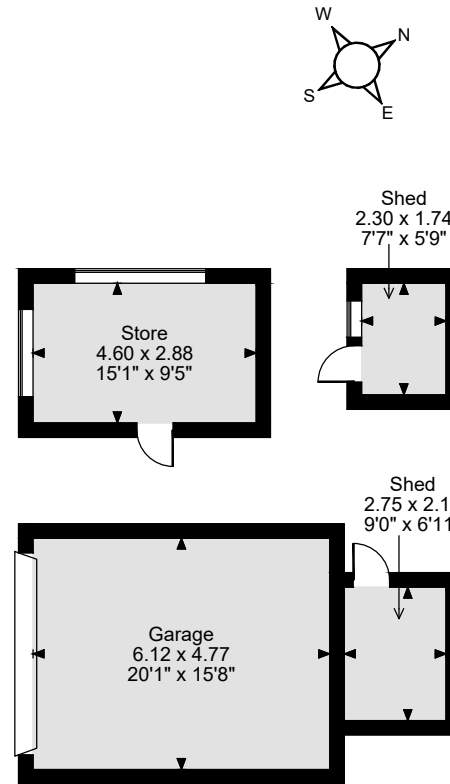
Nearby Schools

- Annan
- Bede's
- Barcombe CofE Primary School
- King's Academy, Ringmer
- Ringmer Primary & Nursery School
- Cumnor House
- Great Walstead
- Lewes Priory
- Lewes Old Grammar School
- Skippers Hill Manor
- Burgess Hill Girls
- Eastbourne College





Ground Floor



Floorplans

House internal area 1,563 sq ft (145 sq m)
 Garage internal area 314 sq ft (29 sq m)
 Store & Sheds internal area 248 sq ft (23 sq m)
 Total internal area 2,125 sq ft (197 sq m)
 For identification purposes only.

Directions

BN8 6QP. what3words: ///jungle.hushed.workloads

General

Local Authority: Wealden District Council
Services: Mains water and electricity. Air source heat pump. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: The property has direct fibre access. Further information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Band D

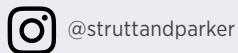
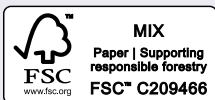
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Lewes

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