



Clarkye Farm Barn Chiddingfold, Lewes, East Sussex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Clarklye Farm Barn

## Chiddingly, Lewes

### BN8 6HF

A magnificent detached barn conversion with beautiful grounds and outbuildings totalling 16 acres with views, in a sought-after rural setting

Hailsham town centre 6.5 miles, Uckfield mainline station 7.2 miles (1 hour 20 minutes to London Bridge), Lewes town centre 11.0 miles, M23 (Jct 10) 26 miles, Gatwick airport 31 miles

Reception hall | Drawing room | Study | Dining/ family room | Kitchen | Pantry | Boot room  
2 Cloakrooms | Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms, 2 en suite | Family bathroom | Kitchenette  
2 Bedroom annexe | Barn/garage | Carport  
Stables | Pool/games room with changing room  
Garden | 16 acres | EPC rating TBC

### The property

Clarklye Farm Barn is a stunning barn conversion property, offering more than 8,500 sq. ft of handsome accommodation arranged over two light-filled floors. The accommodation features exposed timber beams and brickwork, alongside attractive, bespoke fittings and styling throughout.

At the heart of the home is the magnificent central reception hall, with its oak staircase, galleried landing and vast skylight above. The main reception room is the impressive 52ft drawing room, which has a double-height ceiling with exposed timber eaves, a grand brick-built fireplace, a double-height window with views across the garden and a bar for entertaining guests. There is also a useful private study and a substantial dining room or family room in which to relax and share family meals. Adjoining the breakfast room, the kitchen has plenty of storage space in fitted units, a central island with a breakfast bar and integrated appliances.

The ground floor annexe is integrated into the main house and includes two comfortable reception rooms, as well as a fully equipped kitchen and a utility room. There are also two bedrooms, one of which has an en suite bathroom.

Upstairs the luxury principal bedroom has its own dressing room, an en suite bathroom and French doors opening onto a balcony. Of the four additional bedrooms, two are en suite, while two share a family bathroom. The first floor also has a kitchenette, which could be used as a laundry or utility room.

### Outside

The house is set in beautiful grounds of 16 acres, enjoying far-reaching views. The grounds include extensive lawns and paddocks, as well as patio areas for al fresco dining. There is an outdoor heated swimming pool with its own sun terrace and a pool house, which has shower facilities. Beyond the garden there is peaceful wildflower meadows, two ponds and a wooded area with treetop adventure facilities, including a rope bridge and a zipline. There is plenty of parking at the front of the house on the gravel driveway, with further parking in the barn and carport. Additional outbuildings include the large stabling facility, which offers the potential for equestrian use.

### Location

The property is located just outside the village of Chiddingly, near to the bustling town of Hailsham and surrounded by beautiful East Sussex countryside. Chiddingly has a local pub, a parish church, and a primary school, while further facilities can be accessed in Hailsham, including supermarkets, shops and leisure facilities. Additional amenities can be found 10 miles away in historic Lewes. For those that enjoy the great outdoors, the stunning South Downs National Park is within easy reach.

























Floorplans  
Approximate Gross Internal Area = 803.5 sq m / 8649 sq ft  
(Excluding Void)  
Pool House = 67.7 sq m / 729 sq ft  
Total = 871.2 sq m / 9378 sq ft  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8602219/SLU



## Directions

What3Words:///trading.enjoys.speeding

## General

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

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,950,000

## Lewes

201 High Street, BN7 2NR

**01273 475 411**

lewes@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

