



Tin Tabernacle, Cooksbridge Road
Barcombe, East Sussex

For the finer things in property.



Tin Tabernacle, Cooksbridge Road Barcombe, BN8 5TJ

An award winning conversion of a former chapel into a stunning and high quality contemporary home, finished to a high standard, in the popular village of Barcombe

Cooksbridge mainline station 1.9 miles (1 hour 5 minutes to London Victoria/London Bridge), Lewes town centre 4.5 miles, Brighton city centre 11.5 miles, M23 (Jct 11) 20 miles, Gatwick airport 28 miles

Main room of sitting area, dining area and kitchen | Studio/reception room | 3 ground floor bedrooms | Family bathroom | Shower room Mezzazine/Bedroom 4/Study | Shed Gardens Driveway parking | EPC rating C

The property

Tin Tabernacle is a beautiful conversion set in a picturesque rural position, which has been curated into a stylish, tranquil family home. The original tin chapel elevations remain, with an added cedar-clad extension to the rear creating light, airy, open-plan living with three/four bedrooms and stylish minimalist décor and fittings throughout. The property is extremely well-insulated with underfloor heating within a glazed concrete floor, generated from an air source heat pump.

The main living and entertaining space is in the original tin chapel with its splendid arched doorway, vaulted ceiling and exposed ceiling timbers. The 28ft room provides a sitting area, a dining area and a contemporary, bespoke kitchen with sleek fitted units, an island and integrated appliances. The extension provides a bright studio/reception room which has a sliding door on to the garden. Included in this room is a small kitchen with integrated appliances.

There are three stylish bedrooms on the ground level, along with the family bathroom and the additional shower room. A further bedroom/study is available on the mezzanine level overlooking the main chapel room.

Outside

At the front of the property, gates open onto a gravelled garden and parking area. The garden includes further gravel terracing and seating areas, raised beds and a sedum lawn, as well as a composite deck for al fresco dining. At the end of the garden, a shed provides space for storage. The gardens enjoy views of the North and South Downs.

Location

The property is in a rural position on the edge of the picturesque East Sussex village of Barcombe, four miles north of the historic and popular town of Lewes and surrounded by beautiful rolling countryside. The village has several everyday amenities, including a village store and post office, a local pub, a village hall and an “outstanding” rated primary school. Further amenities can be found in Lewes, including supermarkets, a good choice of shopping, and an excellent selection of cafes, bars and restaurants, plus further schooling including the independent Lewes Old Grammar School. Lewes also has a leisure centre and the famous Pell’s Pool lido, while for those enjoying the great outdoors, the stunning South Downs National Park is right on Barcombe’s doorstep. Mainline train services to London are available from the nearby Cooksbridge station.

Agents note: The property was nominated for and won a Sussex Heritage Trust Award in 2021 for excellent design, architecture and craftsmanship.







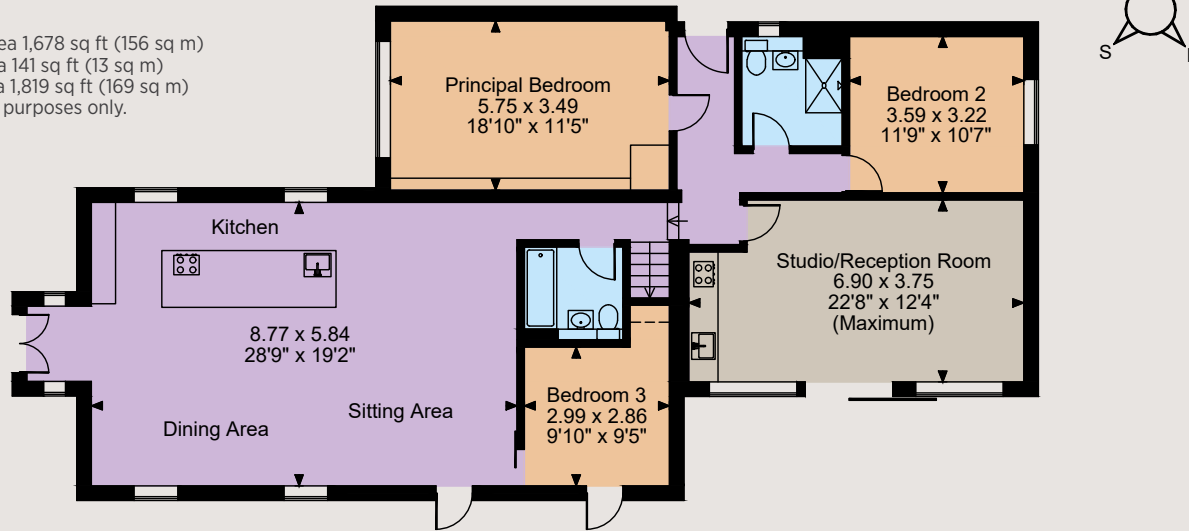




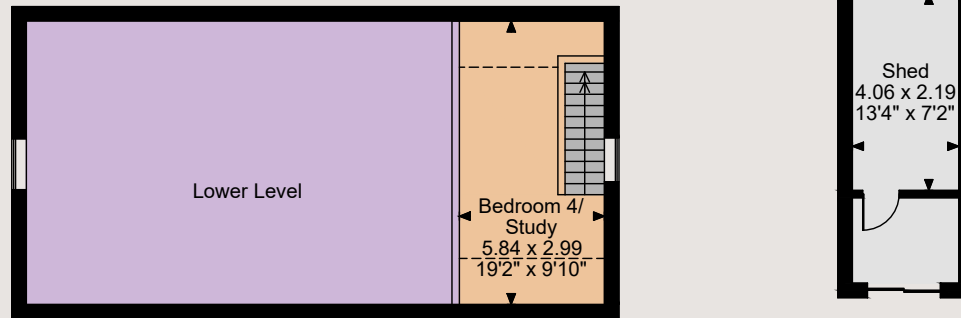


Floorplans

House internal area 1,678 sq ft (156 sq m)
Shed internal area 141 sq ft (13 sq m)
Total internal area 1,819 sq ft (169 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

what3words: ///provide.royally.variously

General

Local Authority: Lewes District Council
Services: Mains electricity and water. Air source heat pump. Private drainage.
Council Tax: Band E
Tenure: Freehold
Guide Price: £995,000

Lewes

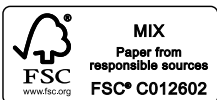
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