



Hesmonds Barn

Hesmonds Farm, East Hoathly, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A splendid four-bedroom barn property with character features, in a sought-after village with pretty gardens.

A stunning barn conversion home set in delightful garden, on the edge of the charming village of East Hoathly and surrounded by picturesque East Sussex countryside. The property offers spacious, airy accommodation and retains much of its original character, with its handsome original details blending perfectly with elegant modern fittings and décor throughout.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



GARDENS



FREEHOLD



**RURAL/
VILLAGE**



2,692 SQ FT



**£995,000
GUIDE PRICE**



The property

Hesmonds Farm is a magnificent converted attached barn home that displays traditional weatherboarded and red brick elevations outside, while inside there are exposed timber beams and vaulted ceilings, married with understated, stylish interior design and fittings.

The double-height reception hall provides an impressive welcome, with its double-height ceiling, galleried landing and double-height windows to the front and rear, flooding the space with natural light. The main ground-floor living and entertaining area is the open-plan kitchen and dining area, with its adjoining sitting room. The kitchen features wooden fitted units, integrated appliances, and an Aga, while there is also space for a family dining table. Vertical timber beams partially separate the dining area from the sitting room, with its vaulted ceiling, woodburning stove and dual aspect including a door opening onto the gardens.

Also on the ground floor is a useful utility room, a cloakroom, a shower room and three well-presented bedrooms, one of which has an en suite bathroom. A bespoke curved staircase, made from oak and ebony, leads from the reception hall to the upper hallway, which in turn leads to the generously proportioned family room or games room, which would be a first floor drawing room. The room offers ample space for seating and other furnishings or equipment, such as a pool table. The first floor also has the generous principal bedroom with its high vaulted ceiling and en suite bathroom.



Outside

A private driveway serving several properties, provides access to the house, shared with various neighbouring properties. It leads to the parking area in front of the property, as well as to a single garage for further parking. There is a central courtyard at the rear of the property with an area of decking, patio, and gravel terracing, while the main garden is to the side, with a sunny southwest-facing aspect. It includes a further patio for al fresco dining with an area of lawn beyond, bordered by established, well-tended hedgerows and mature trees and with border beds filled with various shrubs and colourful flowering perennials, as well as brick paved pathways leading round the house and through the garden.

Location

The property is located on the edge of the small village of East Hoathly, less than six miles from the bustling town of Uckfield and surrounded by beautiful East Sussex countryside. East Hoathly 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 nine miles away 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

- Uckfield 5.3 miles
- Heathfield 5.6 miles
- Lewes 9.0 miles
- Eastbourne 14 miles
-

Nearby Stations

- Uckfield

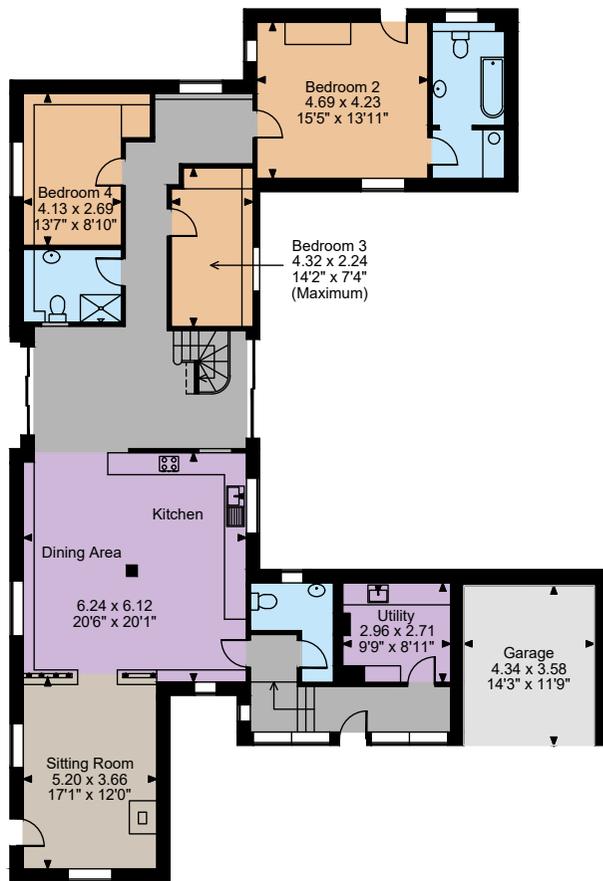
Key Locations

- Bluebell Railway
- Sheffield Park and Garden
- Bentley Wildfowl and Motor Museum
- Ashdown Forest
- Michelham Priory House & Gardens
- Lewes Castle & Museum
- Glyndebourne Opera House
- South Downs National Park
- Bateman's
- Pevensey Castle

Nearby Schools

- Barcombe CofE Primary School
- Uckfield College
- Blackboys CE School
- Annan
- Skippers Hill Manor
- Bede's
- Mayfield
- Lewes Old Grammar



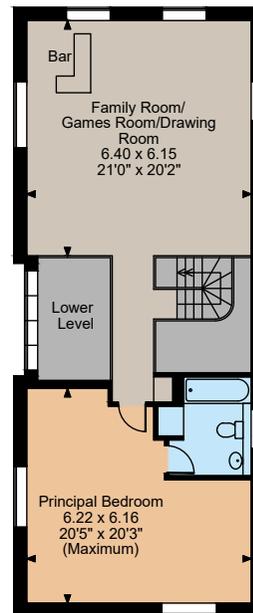
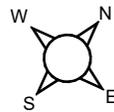


Ground Floor

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

☐☐☐☐ Denotes restricted head height

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First Floor



Floorplans

House internal area 2,692 sq ft (250 sq m)

Garage internal area 324 sq ft (30 sq m)

Total internal area 3,016 sq ft (280 sq m)

For identification purposes only.

Directions

BN8 6QH

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General

Local Authority: Wealden District Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band D

Lewes

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