

The Granary, Falmer



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3,058 sq ft (284 sq m) | Freehold

Striking contemporary design and finish | Superb vaulted drawing room
Within The South Downs National Park | Potential Airbnb income

Guide price £2,000,000



A striking contemporary barn conversion featuring a blend of traditional flint and timber with high-end modern interiors, set within a picturesque village, within The South Downs National Park.

The Granary is a masterfully converted period barn showcasing traditional timber-clad and flint elevations beneath a slate roof. The property offers over 3,000 sq ft of sophisticated accommodation, open-plan living, and exposed structural beams and refined industrial-chic detailing.

The ground floor features an open-plan kitchen and dining room, forming the social heart of the home. This bright, dual-aspect space is fitted with bespoke cabinetry, a large central island and a classic Everhot (available by negotiation), with floor-to-ceiling sliding glass doors opening directly onto the courtyard. The layout is designed with modern living in mind and includes a private small study and a separate sitting room with striking flint feature walls, overlooking the gardens.

On the first floor, a spectacular glass bridge overlooks the dining area below and leads to a spacious drawing room with a vaulted ceiling and feature wood-burning stove. The bedroom accommodation is equally impressive, headed by a luxurious ground-floor principal suite with a dedicated dressing room and high-specification en suite shower room, complemented by three further well-proportioned bedrooms and a family bathroom arranged over the first floor.

The first floor can be separated by locking a door to create self-contained accommodation which has its own private entrance.

The property is centred around a beautifully landscaped Mediterranean-style courtyard, providing a secluded setting for al fresco entertaining. The grounds are thoughtfully arranged with gravelled pathways, timber sleeper beds, established shrubs and a level lawn. Vehicle access is provided via a large driveway leading to a substantial carport, with the plot further benefiting from a range of outbuildings, including a garden store and additional covered storage.







Easy access to the American Express Stadium and stunning countryside walks, The Granary presents a rare opportunity to be the next custodian of such an iconic barn conversion.

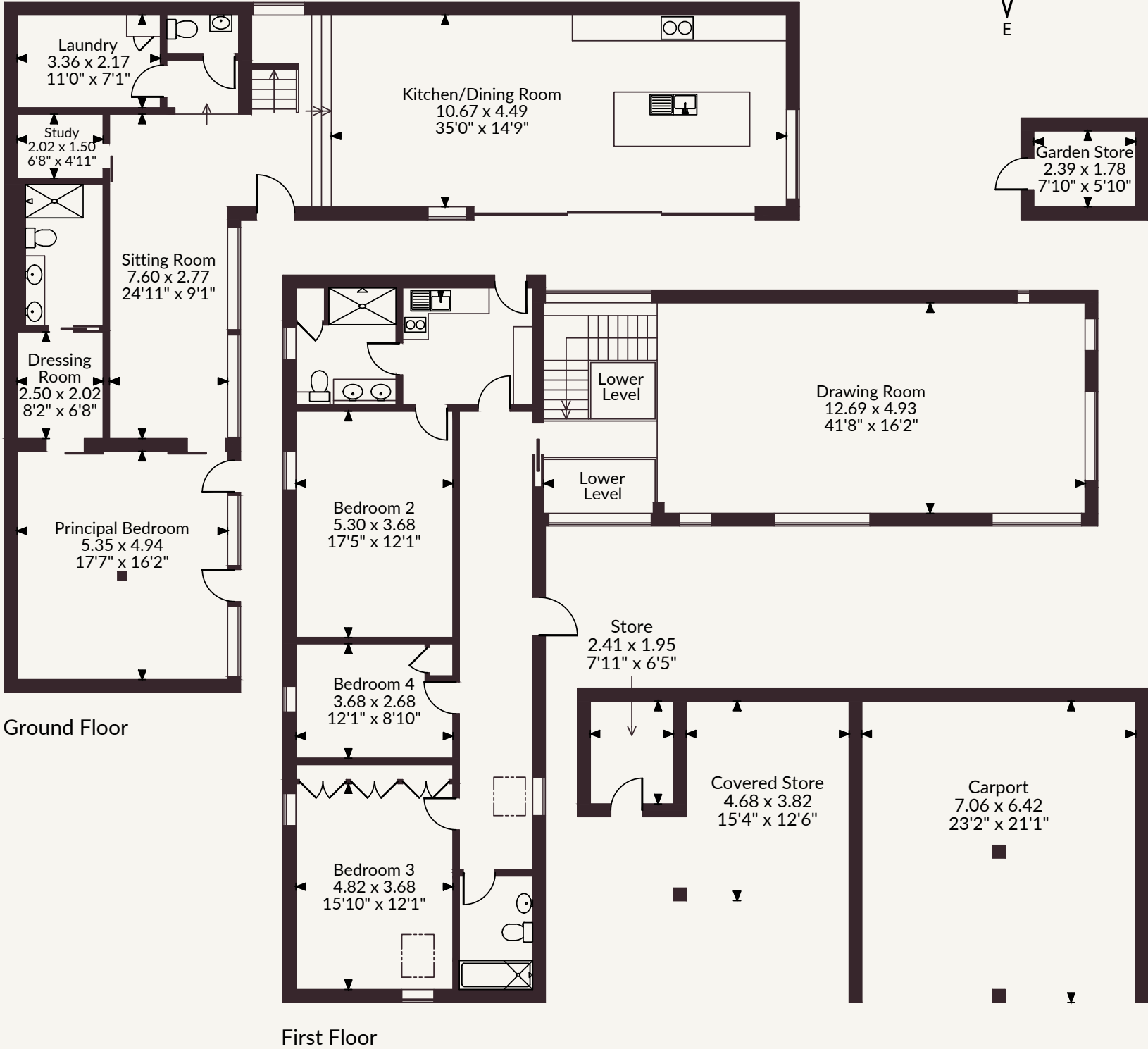
The property is situated on the edge of Falmer village, close to the historic parish church and village pond, and within easy reach of Brighton and the surrounding South Downs countryside. The vibrant coastal city is renowned for its cultural and creative energy, offering an extensive choice of restaurants, cafés, bars, music venues and galleries, together with excellent shopping and leisure facilities, including a strong mix of independent retailers. Brighton also provides a wide range of schooling, with highly regarded independent options such as Brighton College, Brighton Girls GDST and King's Brighton.

The nearby South Downs National Park provides outstanding opportunities for walking, cycling and riding, while the coast offers a variety of water sports and leisure pursuits.

Transport connections are excellent, with Falmer and Brighton railway stations offering fast, regular services to London Victoria and London Bridge, as well as convenient links to Gatwick Airport. The A27 is also a short drive away.



Falmer Court Farm, The Granary, East Street, Brighton
Main House internal area 3,058 sq ft (284 sq m)
Carport internal area 488 sq ft (45 sq m)
Stores internal area 297 sq ft (28 sq m)
Total internal area 3,843 sq ft (357 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.
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Postcode region: BN1

General

Local Authority: Lewes District Council
Services: Mains electricity and water. Oil-fired central heating. 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 G
EPC Rating: Band C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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