












Braunton Barn

Kiln Lane, Isfield, East Sussex

A fine detached barn conversion with swimming pool and 4.03 acres, located in a beautiful rural setting, close to Lewes

A handsome four bedroom character family home featuring a wealth of original features including exposed wall and ceiling beams combined with modern amenities, the whole providing a family and entertaining environment brimming with rustic charm. It sits on the fringes of a sought-after village, within 4.5 miles of the eclectic county town of Lewes.

 4 RECEPTION ROOMS	 4 BEDROOMS	 3 BATHROOMS
 DRIVEWAY	 4.03 ACRES	 FREEHOLD
 RURAL/VILLAGE	 3,096 SQ FT	 £1,450,000 GUIDE PRICE

The property

Braunton Barn is a detached weatherboarded barn conversion offering almost 3,100 sq ft of accommodation arranged over two floors, sensitively combining modern amenities with a wealth of exposed wall and ceiling beams. The accommodation flows from a wooden-floored entrance hall with useful storage and cloakroom, and from a spacious inter-connecting L-shaped double-height vaulted reception hall with exposed wooden flooring, full-height rear glazing overlooking the garden and galleried landing over. It comprises a sitting room with feature brick-built inglenook fireplace with woodburning stove and steps up to an inner hall, and to a study with a door to the forecourt. To the rear is an oak-framed garden room with bi-fold doors to the terrace and large sky lantern, accessible from both the reception hall and the family/music room.

The ground floor accommodation is completed by a vaulted L-shaped kitchen/breakfast room with a range of wall and base units, complementary worktops and splashbacks, modern integrated appliances, a door to the rear terrace and a neighbouring fitted utility room with a door to the side terrace.

Stairs rise from the reception hall to a feature galleried landing on the vaulted first floor, giving access to a principal bedroom with fitted dressing area and en suite bathroom with bath and separate shower and to a further double bedroom with adjacent family bathroom. A separate staircase rises from the study to a second landing, opening to the property's two remaining double bedrooms, one also accessible from the galleried landing, and to a second family bathroom.



Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate opening to a gravelled forecourt providing private parking and giving access to the double garage. The part-walled garden surrounding the property on three sides is laid mainly to lawn bordered by mature planting, hedging and trees and to the rear features a detached outbuilding with pump house, store and paved terrace, a swimming pool with paved surround and block-paved side and rear terraces. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the enclosed paddock and small copses, one with pond, towards the South Downs beyond.

Location

The property sits within striking distance of a local pub, The Halfway House, on the fringes of the sought-after East Sussex village of Isfield which offers a popular farm shop and pubs. Further amenities are available in nearby villages including Buxted, which has a church, general store, GP surgery, pharmacy, florist, two pubs, a popular primary school, children's playground and recreation ground. More extensive shopping, service and leisure amenities including golf clubs are available in Uckfield, Heathfield, Lewes And Royal Tunbridge Wells. Communications links are excellent: the nearby A26 gives access to key regional centres and the motorway network and Uckfield station offers regular direct services to central London in around an hour.



Distances

- Uckfield 3.5 miles
- Lewes 4.5 miles
- Heathfield 11.5 miles
- Crowborough 12.5 miles
- Haywards Heath 14 miles
- East Grinstead 17 miles

Nearby Stations

- Uckfield
- Buxted
- Crowborough
- Lewes
-

Key Locations

- Lewes Castle & Museum
- Anne of Cleves House Museum
- Bridge Cottage Heritage Centre
- Sheffield Park and Garden
- Bluebell Railway
- Ashdown Forest

- Bateman's (Rudyard Kipling's House)
- Michelham Priory
- Glyndebourne Opera House
- Charleston Farmhouse
- Drusillas Park
- Firle Place
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Nearby Schools

- Barcombe CofE Primary School
- Annan School
- Blackboys CE School
- Northease Manor School
- St. Philips Catholic Primary School
- Fletching C of E Primary School
- Cumnor House Sussex
- Great Walstead School
- Brambletye School
- Burgess Hill Girls
- Roedean School
- Brighton College
- Eastbourne College





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

House internal area 3,096 sq ft (288 sq m)
 Garage internal area 430 sq ft (40 sq m)
 Outbuilding internal area 341 sq ft (32 sq m)
 Total internal area 3,867 sq ft (359 sq m)
 For identification purposes only.

Directions

TN22 5UE ///what3words ///soothing.endearing.bound

General

Local Authority: Wealden 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.

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

Council Tax: Band G

EPC Rating: Band F

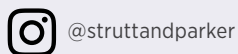
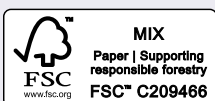
Lewes

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