



The Byre


Milton Street, Polegate, East Sussex





BNP PARIBAS GROUP


An award winning detached Grade II listed two bedroom barn conversion in a desirable Downland location


An attractive single-storey family home, sensitively combining modern amenities, quality fixtures and fittings, neutral décor and wooden flooring throughout with period features including vaulted ceilings to provide an elegant, cohesive and characterful living and entertaining environment.


**1 RECEPTION ROOMS**


**2 BEDROOMS**


**1 BATHROOM**


**PRIVATE PARKING**

**GARDEN**

**FREEHOLD**

**RURAL/ VILLAGE**

**1,163 SQ FT**

**£995,000 GUIDE PRICE**

The property

Mainly dating from the early 19th century and converted from a former cowshed—part of a farmstead of medieval origins once visited by Picasso—The Byre is a flint-built, part-weatherboarded unique home offering nearly 1,200 sq ft of light-filled, flexible accommodation on a single floor.

Sensitively converted to create an elegant and characterful living environment, the property combines modern amenities, quality fixtures and fittings, and wooden flooring with period features such as vaulted, wood-lined ceilings and neutral décor. The accommodation flows from a shuttered storm porch with striking double-height glazing into an extensive double-height sitting room. Configurable to the purchaser's requirements, this space features an original feeding rack along the back wall, a wooden feeding trough below, remnants of stall partitions, an original side-aspect timber door, bespoke fitted storage, and exposed A-frame beams. The sitting room opens into a well-appointed kitchen fitted with bespoke base units, complementary worktops,

a pantry, an electric oven/hob made by Aga, and modern integrated appliances. Numerous sky lanterns throughout the property flood the interior with natural light.

An inner hall off the kitchen has a feature exposed flint and brick wall and full height glazing with a door to the rear balcony and gives access to a bedroom wing comprising a luxury bathroom with exposed wall beams, freestanding copper bath and contemporary stone sink and two double bedrooms, both with exposed wall beams and vaulted ceilings.

In 2023 The Byre was awarded a Sussex Heritage Award in recognition for the restoration and conversion of the barn, the quote from the judges stated: "This refurbishment is one of the best agricultural conversions we have seen. Whilst nodding to its humble past, the owners have given this building the most flourishing new lease of life. The commitment to biodiversity with all the work on the pond was impressive and has resulted in a truly tranquil setting".



Outside

The property is approached over an original block-paved path leading to the storm porch and over a side footbridge and there is a double five-bar gates opening to a walled gravelled area providing private parking. The well-maintained enclosed garden to the rear is split into two distinct parts, one featuring a large pond with jetty and a lawned surround, some wild planting and a screen of hedging and mature trees and the other laid mainly to level lawn interspersed with specimen fruit trees and enclosed by walls and hedging with a pedestrian gate to an enclosed side path and storage area on the other side of the wall, both featuring numerous seating areas and overlooked by a raised decked rear balcony. The whole is ideal for entertaining and al fresco dining.

Location

Located in the Cuckmere Valley within the South Downs National Park near to The Long Man of Wilmington and Alfriston village.

Distances

- Wilmington 1.1 miles
- Alfriston 1.5 miles
- Seaford 5.6 miles
- Eastbourne 7.7 miles
- Lewes 9.8 miles
- Brighton 17.4 miles

Nearby Stations

- Berwick

Key Locations

- Charleston Farmhouse
- South Downs National Park
- Seven Sisters Country Park
- Drusillas Park
- Beachy Head

Nearby Schools

- Bede's
- Eastbourne College
- St Andrew's Prep





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

Main House internal area 1,163 sq ft (108 sq m)

Balcony external area 97 sq ft (9 sq m)

Total internal area 1,163 sq ft (108 sq m)

For identification purposes only.

Directions

BN26 5RW

what3words: ///nerve.scared.dated - brings you to the driveway

General

Local Authority: Wealden District Council

Services: Mains water and electricity, air source heat pump. Private drainage treatment plant.

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

Council Tax: Band E

EPC Rating: D

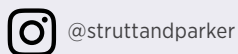
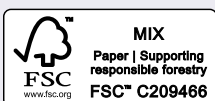
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