



The Barn

2 Stonegate Court, Stonegate
East Sussex

A most attractive and beautifully appointed Grade II listed 3 bedroom attached converted barn of approximately 1,367 sq.ft, set in a small courtyard development and situated in the centre of the village within easy reach of amenities and the mainline station. NO CHAIN.

Guide price £590,000 Freehold

Situation:

The property is situated within a small development of 8 properties in the centre of the much sought after village of Stonegate with its church, village hall, well regarded primary school and mainline railway station.

Burwash and Ticehurst villages are within 3½ and 4 miles respectively, both of which have a selection of local shops and amenities. Wadhurst village lies just over 3½ miles distant and offers a wider range of shops and services for everyday needs including a butcher, baker, pharmacy, post office, florist, off licence, public houses, doctor's surgery and dentist, as well as Uplands Community College and Sports Centre. The regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, Stonegate station is approximately 1 mile distant and provides a regular service to London Charing Cross/ Cannon Street in just over an hour. The A21 is also within easy reach and links with the M25.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description:

The Barn is a beautifully presented Grade II listed barn, converted in 1985, which has been refurbished throughout by the current owner, including a new hot water system with under floor heating in the entrance hall, sitting/dining room, kitchen/breakfast room, en-suite shower room and bathroom, a new contemporary kitchen/breakfast room, and a new bathroom (including a separate shower) and en-suite shower room, both with modern sanitary ware.

With external elevations of weather boarding beneath a tiled roof and double glazing throughout, the property provides a spacious, flexible and highly individual living space of much character and charm including plenty of storage.

Arranged over 2 floors, the accommodation includes; an entrance hall leading to an impressive, well-proportioned sitting/dining room with a stunning vaulted ceiling, galleried landing, open fireplace fitted with a wood burning stove and lovely exposed beams, a beautifully appointed and bespoke kitchen/breakfast room with an excellent range of base and floor to ceiling cupboards with Dekton work surfaces, a lovely tiled floor and plenty of space for a large table, 3 double bedrooms (two on the ground floor with fitted wardrobes, with one currently being used as a study, and one on the first floor with an en-suite shower room) and a family bathroom.

Outside, the private secluded garden has been attractively landscaped with decking and terracing, which are ideal for outdoor entertaining, gravel and flower borders which are planted with a variety of shrubs and plants. The garden has a side gate for additional access, hedging and fencing on all sides and there is a shed.

The property benefits from an allocated parking space and access to communal areas of garden which have wonderful far reaching views over the surrounding countryside. Adjacent to the parking area is a wagon-shed which has been divided into individual storage areas for each of the properties.

Services: Mains water and electricity, heat pump hot water system

Local Authority: Rother District Council (01424) 787878

Current Council tax: D

EPC Rating: Exempt

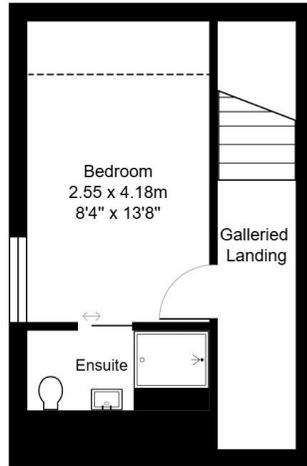
Maintenance charge: £35 per month

Property address: The Barn, 2 Stonegate Court, Stonegate, East Sussex TN5 7EQ

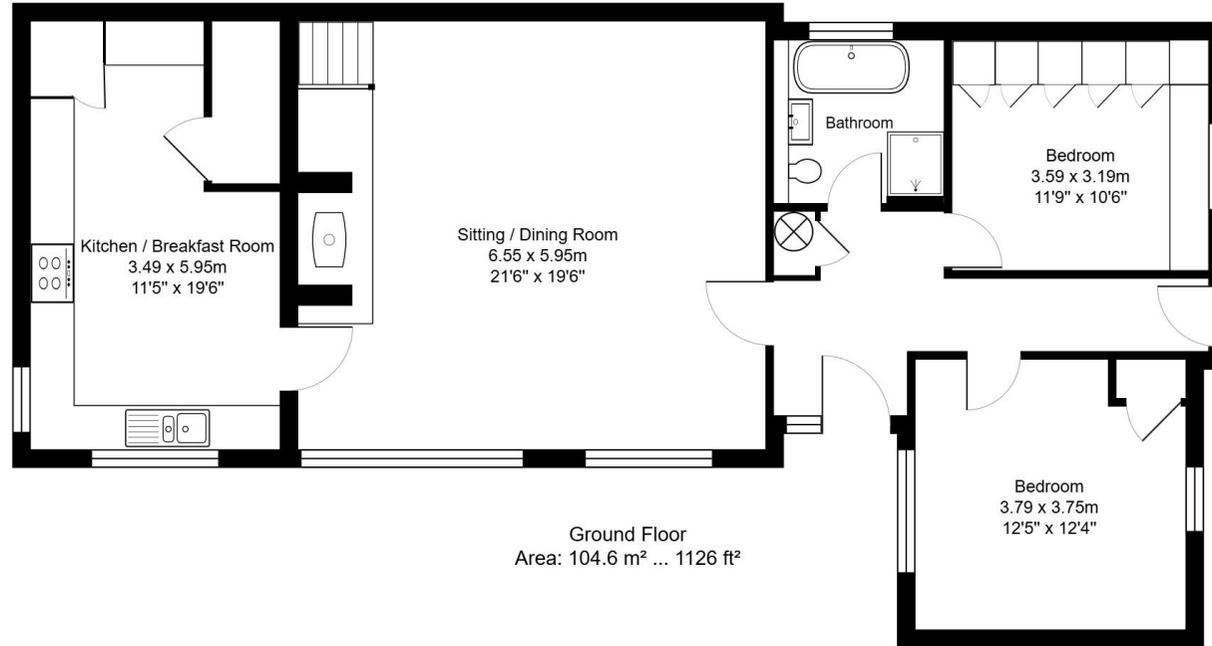


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor
Area: 22.4 m² ... 241 ft²



Ground Floor
Area: 104.6 m² ... 1126 ft²

Total Area: 127.0 m² ... 1367 ft²

All measurements are approximate and for display purposes only.



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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