

REAR VIEW



THE BARN, PELLINGS FARM
CROWBOROUGH - £750,000



The Barn

Pellings Farm, Green Lane,
Crowborough, East Sussex, TN6 2BT

**Entrance Hall - Downstairs Cloakroom - Living Room
Study - Bespoke Kitchen/Diner - Master Bedroom With En Suite
Shower Room - Three Further Bedrooms - Family Bathroom -
Driveway With Parking - Detached Double Garage - Attached
Home Office - Generous Gardens**

Accessed via a gated private drive in a hidden away location is this sympathetically converted detached house offering a huge amount of character which include original beams in most rooms. The accommodation comprises a part vaulted entrance hall, downstairs cloakroom, living room with dual fuel fire, study/family room with direct access to the garden, a utility room and of particular note is the bespoke handmade Woodwork kitchen. To the first floor is a light filled landing, master bedroom with en suite shower room, further bedroom, family bathroom and to the second floor are two further bedrooms. Externally is a private driveway providing ample off road parking and a detached double garage. Furthermore and attached to the garage is an outbuilding which is currently used as a home office. The gardens feature a patio area, various expanses of lawn and a decked area overlooking a balancing pond. This exceptional home is finished to an extremely high specification resulting in an exceptional home and would recommend a viewing sooner rather than later.

A solid wood door with double glazed windows either side leads into:

PART VAULTED ENTRANCE HALL:

Tiled flooring, recessed spot lights, wall lighting, radiator, coats hanging area and range of doors leading to:

STUDY:

Solid oak flooring, recessed LED spot lights, wall lighting and double glazed windows to front and side along with double glazed wooden door to the garden.

SITTING ROOM:

Featuring a dual fuel fire with solid stone hearth, solid oak flooring, recessed LED spot lights, two radiators, tv & telephone points, wall lighting, double glazed windows to side and rear and double glazed French doors lead out to the rear garden.

DOWNSTAIRS CLOAKROOM:

Low level wc, floating wash hand basin with chrome mixer tap with drawers beneath and wall light above, extractor fan, tiled flooring, radiator and double glazed window to front.



KITCHEN/DINER:

Fitted with a bespoke handmade Woodwork kitchen comprising of matching wall and base units with solid granite tops over, inset double sink bowl and drainer with chrome mixer tap and waste disposal unit, integrated Bosch dishwasher and oven, space for large Aga range oven with extractor fan and down lighting, further space for American style fridge/freezer, centre island with granite top and storage beneath, tv & telephone points, radiator, limestone tiled flooring, recessed LED spot lighting, double glazed windows to front, rear and side, double glazed wooden door leading to the driveway and door into:

UTILITY ROOM:

Range of matching base units with roll top work surfaces and inset Butler sink, separate spaces for freestanding washing machine and tumble dryer, modern floor standing gas boiler, cupboard housing hot water cylinder with further airing cupboard above with fuse box, recessed spot lights, tiled flooring, double glazed windows to side and rear and wooden door leading to the rear garden.

FIRST FLOOR LANDING:

Wooden balustrade, fitted carpet, radiator, floor to ceiling double glazed windows overlooking the rear garden and range of doors to:

MASTER BEDROOM:

Radiator, fitted carpet, telephone point, eaves storage cupboard, double glazed windows to side and rear and door to:

EN SUITE SHOWER ROOM:

Mira shower cubicle with tiled surround, heritage pedestal wash hand basin, low level wc, tiled flooring, part tiled walling, extractor fan, shaver point with light and chrome heated towel rail.

BEDROOM:

Eaves storage cupboard easily accessible to walk-through with light and limited head room, recessed LED spot lights, fitted carpet, radiator and double glazed window to rear.

FAMILY BATHROOM:

A modern bathroom comprising a large fully tiled shower cubicle with Grohe rainfall showerhead and separate handheld attachment, integrated shelf, down light and glass surround, low level wc, freestanding bath with large chrome tap and separate handheld shower attachment, large floating wash hand basin with chrome mixer tap and integrated drawer beneath, wall mounted mirror with built in light and shaver point, chrome ladder style heated towel rail, recessed LED spot lights, extractor fan, tiled flooring and part tiled walling.

SECOND FLOOR LANDING:

Wooden balustrade and vaulted ceiling, recessed LED spot lights, fitted carpets and doors to:

BEDROOM:

Vaulted ceiling, fitted carpet, two velux windows and double glazed window to side.



BEDROOM:

Fitted carpet and velux windows to front and rear.

OUTSIDE:

The property is accessed via a shared tarmac driveway that leads to a private blocked paved drive with parking for several vehicles and a detached double garage with light, power and electric up/over door. In addition and attached to the garage is a further building currently used as a home office which is hardwired with lighting and power, wooden floor and double glazed windows to side and rear. Exterior boxes containing gas/electric meters and outside tap. Picket fence with gate leads to the front garden and a paved footpath leads to the main entrance and an area mainly laid to lawn and arranged via stone retaining wall. The footpath continues to the side of the property and the remainder of the garden which enjoys a large paved patio to rear with exterior lighting and provides an ideal outside entertaining area. To the rear of the garden timber fencing encloses a large expanse of land with the majority of the space hosting an attractive levelled decked area overlooking a pond. A further footpath walks the boundary with flower bed arrangements and trees, further outbuilding with exterior light and all enclosed by hedging and fencing.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE: Freehold

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

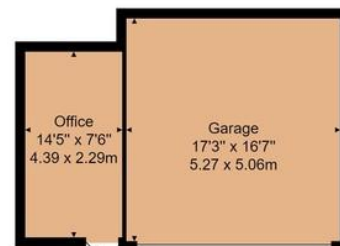


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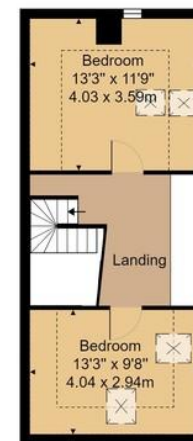
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Outbuilding

(Not Shown in Actual Location / Orientation)



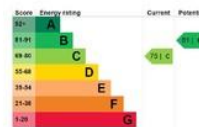
Second Floor



Ground Floor



First Floor



The Barn, Pellings Farm, Green Lane, CROWBOROUGH, TN6 2BT

House Approx. Gross Internal Area 2098 sq. ft / 194.9 sq. m
Outbuilding Approx. Gross Internal Area 400 sq. ft / 37.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.