



THE BARN  
Hartfield, East Sussex

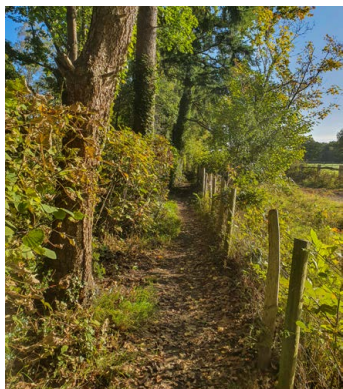


COLE'S  
ESTATE AGENTS









# THE BARN

LANDHURST ESTATE, GALLIPOT HILL,  
HARTFIELD, EAST SUSSEX, TN7 4AY

A truly exceptional detached barn conversion on the exclusive Landhurst Estate accessed via private driveway. The property has been finished to exacting standards by the current owners with a high level of attention to detail and offers spacious, versatile and beautifully presented accommodation throughout. The ground floor comprises impressive reception hall with split central staircase, cloakroom, stunning kitchen/breakfast/family room, beautiful living/dining room with adjoining sitting room, two study rooms, guest bedroom/play room, shower room with sauna, snug, boot room and utility room. The first floor consists of galleried landing, master bedroom with Juliet balcony enjoying far reaching views, dressing room and ensuite bathroom, bedroom two with ensuite shower room, three further bedrooms and family bathroom.

Outside the property boasts ample parking, garage/store, front garden and large southerly facing rear garden with swimming pool and terrace areas. The garden has direct access onto local paths leading to the surrounding countryside, Ashdown Forest and Pooh Bridge.

The village centre is only 0.7 miles away with shops and facilities catering for everyday needs including general store, butchers, doctors, public house and primary school. Forest Row is only 3.9 miles away and offers a wider range of shopping facilities. The nearby towns of East Grinstead, Crowborough and Tunbridge Wells are all within 10 miles and offer a comprehensive range of shopping, restaurants, supermarkets and recreational facilities as well as state secondary schools.

Mainline stations can be found in East Grinstead (7.5 miles) and Tunbridge Wells (9.1 miles) which both offer frequent services to Clapham Junction, London Bridge and London Victoria. Cowden station is 5 miles away. Private & specialist schools can be found in Forest Row, Ashurst Wood, Ardingly, Lingfield and Worth, which are all within 15 miles.

## INFORMATION

Internal Area	4,346 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	TBC
Local Council	WEALDEN
Council Tax Band	G
Amount per annum	£3,443

## SUMMARY



6



4

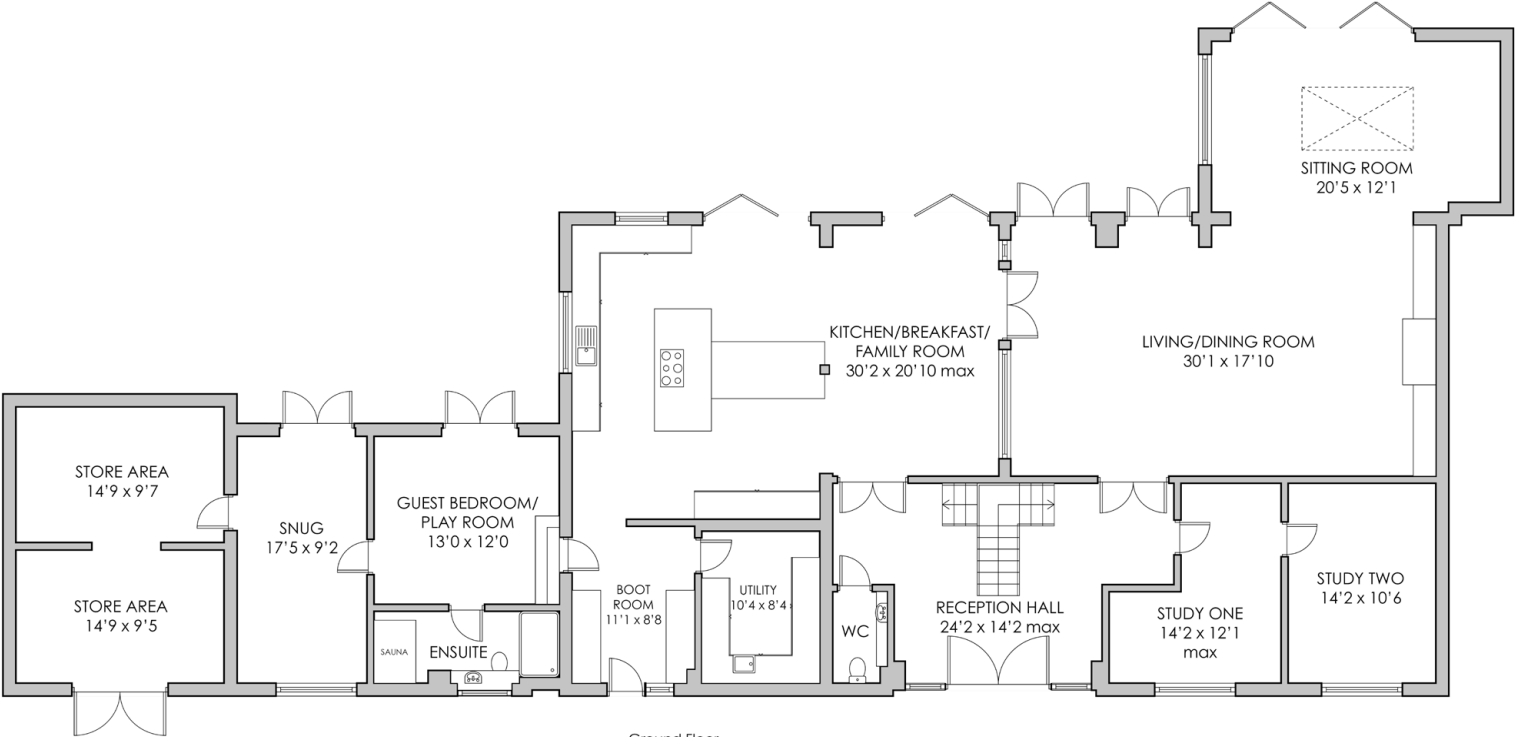


6

Asking Price £1,850,000



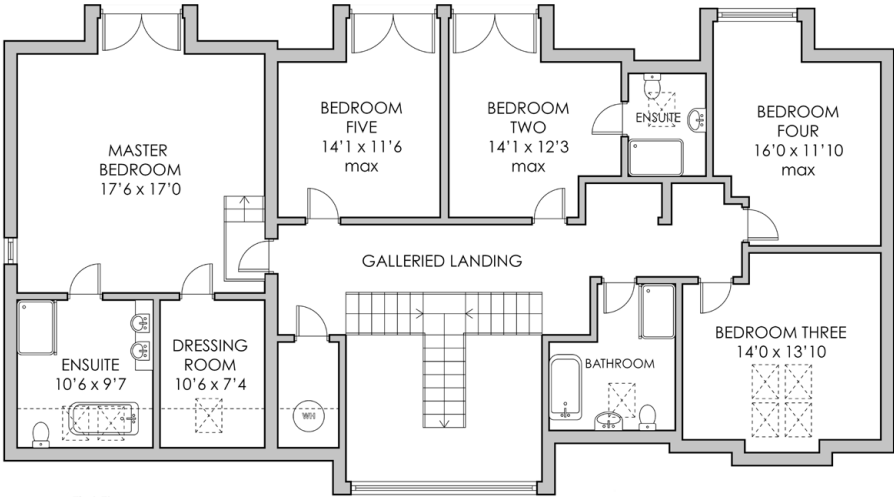
FLOOR PLANS



Ground Floor

COLE'S ESTATE AGENTS  
Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



First Floor









## ACCOMMODATION

The property is entered via double doors opening to:

### RECEPTION HALL

Central staircase with split flight to first floor, double glazed feature height windows to front, engineered light oak flooring with underfloor heating, downlighters, wall lights, glazed double doors to kitchen/breakfast/family room and living/dining room, doors to study one and cloakroom.

### CLOAKROOM

Low level wc, vanity top with wash hand basin with mixer tap, engineered light oak flooring with underfloor heating, double glazed window to front.

### KITCHEN/BREAKFAST/FAMILY ROOM

The kitchen area has a comprehensive range of base units with contrasting solid wooden worksurfaces incorporating 1.5 bowl sink and drainer with mixer tap, two built in ovens and integrated dishwasher. Kitchen island with base units, solid wooden worksurface and breakfast bar, 5 ring electric hob with extractor fan over, two wine fridges and adjoining bespoke table with pendant lighting over. Part tiled walls, downlighters, engineered light oak flooring with underfloor heating, space for American style fridge/freezer, dual aspect with bi-folding patio doors to rear and windows to rear and side. Open to boot room and glazed double doors to:

### LIVING/DINING ROOM

Generous in proportions with engineered light oak flooring with underfloor heating, feature wooden panelled wall with wood burning stove, two double glazed patio doors to rear, window to kitchen/breakfast/family room, open to:

### SITTING ROOM

Vaulted ceiling with sky lantern and exposed wooden beams, dual aspect with double glazed bi-folding patio doors to rear and window to side, engineered light oak flooring with underfloor heating.

### STUDY ONE

Double glazed window to front, engineered light oak flooring with underfloor heating, downlighters, door to:

### STUDY TWO

Double glazed window to front, engineered light oak flooring with underfloor heating, downlighters.

### BOOT ROOM

Accessed from front or kitchen with wooden benches ...













with storage under, downlighters, double glazed window to front, engineered light oak flooring with underfloor heating, doors to guest bedroom and:

#### UTILITY ROOM

Range of wall and base units with contrasting solid wooden worksurfaces incorporating butler sink, space and plumbing for washing machine and tumble dryer, laundry chute from first floor, space for upright fridge/freezer, engineered light oak flooring with underfloor heating, downlighters, extractor fan, double glazed window to front.

#### GUEST BEDROOM/PLAY ROOM

Double glazed patio doors to rear, engineered light oak flooring with underfloor heating, downlighters, doors to snug and:

#### ENSUITE SHOWER ROOM

Fitted suite comprising walk-in tile enclosed shower with drencher shower head, wooden vanity top with wash hand basin and free-standing mixer tap, low level wc with concealed cistern, two person sauna, downlighters, engineered light oak flooring with underfloor heating, frosted double glazed window to front.

#### SNUG

Dual aspect with double glazed windows to front and patio doors to rear, engineered light oak flooring with underfloor heating, door to store rooms.

First Floor

#### GALLERIED LANDING

Landing overlooking the reception hall with doors to five bedrooms and bathroom, airing cupboard housing the hot water cylinder, two contemporary radiators, wall lights.

...





### MASTER BEDROOM

Balustrade with steps down to main bedroom area with double glazed patio doors to rear with Juliet balcony enjoying stunning views over the garden and countryside beyond, double glazed window to side, two Victorian style radiators, partially vaulted ceiling with downlighters, doors to dressing room and:

### ENSUITE BATHROOM

Fitted suite comprising free-standing bath with mixer tap and shower attachment, walk-in shower with drencher shower head and additional hand held shower unit, low level wc, wood and metal vanity unit with two wash hand basins with mixer taps, part tiled walls, mirror with decorative tile surround, heated ladder towel rail, downlighters, extractor fan, two Velux double glazed windows to front.

### DRESSING ROOM

Fitted wardrobe with hanging rails and shelving, Velux double glazed window to front, Victorian style radiator, laundry chute to utility room.

### BEDROOM TWO

Double glazed patio doors to rear with Juliet balcony enjoying far reaching views, Victorian style radiator, door to:

### ENSUITE SHOWER ROOM

Fitted suite comprising double shower cubicle with drencher shower head, low level wc, wash hand basin with mixer tap, heated ladder towel rail, part tiled walls, shaver point, Velux double glazed window to rear.

### BEDROOM THREE

Four Velux double glazed windows to front, Victorian style radiator, downlighters.

### BEDROOM FOUR

Double glazed window to rear, Victorian style radiator, downlighters.

### BEDROOM FIVE

Double glazed patio doors to rear with Juliet balcony enjoying far reaching views, Victorian style radiator.

### BATHROOM

Fitted suite with panel bath with side loading mixer tap and hand held shower unit, walk-in shower with drencher shower head and additional hand held shower unit, low level wc, wash hand basin with mixer tap, part tiled walls, heated ladder towel rail, downlighters, Velux double glazed window to front.



















## OUTSIDE

### FRONT GARDEN

Large gravel driveway providing ample off road parking with brick paved pathway to front doors, lawn areas, additional gravel parking area with large paved pathway leading to main front door, gravel pathway leading to boiler house and rear garden.

### GARAGE/STORE

Currently used as two storage areas with power and light and barn style doors to front.

### REAR GARDEN

Large paved terrace area with mini pergolas and bbq area, expansive flat lawn area, heated **SWIMMING POOL** with paved surround, large summer house, specimen trees, enclosed by brick walls, fence panels, mature hedging and post and rail fencing. The rear garden enjoys a southerly facing aspect with far reaching views of the Ashdown Forest.

## POTENTIAL ADDITIONS

The property has planning in perpetuity to erect a double garage to the front and convert the existing garage to additional living accommodation. In addition, the property has two large loft spaces with the potential for additional bedrooms and bathrooms.











**01342 324616**

[sales@colesestateagents.com](mailto:sales@colesestateagents.com)

[www.colesestateagents.com](http://www.colesestateagents.com)

Cole's give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs & plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cole's have not tested any services, equipment or facilities. Potential purchasers must satisfy themselves by inspection prior to completion.

