



Stalkhurst Barn,
Ivyhouse Lane,
Hastings,
East Sussex,
TN35 4NN



Ivyhouse Lane

A wonderful attached period barn conversion that sits amidst beautifully landscaped gardens that offer a good deal of privacy with an impressive vaulted kitchen/family room and large open plan living/dining room, all enjoying views of the gardens with a double garage, ample parking and solar Voltate panels. CHAIN FREE.

Features

ATTACHED BARN CONVERSION

VAULTED KITCHEN/FAMILY ROOM

LARGE DOUBLE GARAGE

CHAIN FREE

5 BEDROOMS

BEAUTIFULLY LANDSCAPED
GARDENS

SOLAR VOLTATE PANELS

COUNCIL TAX BAND E - £2,882.93



Description

Situated in a tucked away yet convenient location this attractive attached period barn conversion occupies wonderful gardens that are partially wall enclosed with extensive parking and double garage. Inside, viewing is essential to appreciate the wonderful vaulted kitchen/living room complete with wood burning stove and the large open plan living/dining room. In addition there is a study that could be used as a ground floor bedroom with four first floor bedrooms, a bathroom and en-suite. The property has timber double glazed windows and gas fired central heating with many exposed ceiling and wall timbers and wood flooring throughout. Sit within beautifully landscaped gardens. Viewing highly recommended.

Directions

From The Ridge turn into Chowns Hill and turn right at the T-junction into Ivyhouse Lane. The property will be found on the left hand side.
What3Words: ///safely.about.enable



THE ACCOMMODATION COMPRISES

Panelled door to RECEPTION HALL with stairs rising to galleried landing above, tiled floor, cupboard housing fuse board.

UTILITY ROOM

8' 6" x 6' 0" (2.59m x 1.83m) With stable door to side, window to rear, space and plumbing for appliances, wall mounted boiler, shelving.

LIVING/DINING ROOM

31' 6" x 16' 6" (9.60m x 5.03m) Partially sub-divided with wooden flooring, enjoying a double aspect with wide glazing and glazed door to patio and front garden, exposed timbers, recessed lighting.

STUDY

8' 6" x 6' 8" (2.59m x 2.03m) With window to front, hard wood flooring, exposed timbers.

WC

6' 6" x 2' 10" (1.98m x 0.86m) With window to side, tiled floor, part tiled walls, white pedestal wash hand basin, low level WC.

KITCHEN/FAMILY ROOM

27' 6" x 12' 0" (8.38m x 3.66m) An impressive vaulted ceiling with exposed timbers, tiled flooring throughout and enjoying windows and wide glazing opening onto the garden. There is an extensive range of base and wall mounted cabinets incorporating cupboards and drawers with an integrated fridge/freezer, dishwasher and space for a large oven Range. Integrated larder cupboards, one and a half bowl stainless steel sink and an extensive area of granite working surface. The kitchen opens into the family room, vaulted with a wood burning stove on tiled hearth.

GROUND FLOOR BEDROOM

13' 4" x 12' 2" (4.06m x 3.71m) A dual aspect room, vaulted with exposed beams, oak flooring.

EN-SUITE

9' 0" x 5' 9" (2.74m x 1.75m) Window to garden, tiled floor, part tiled walls, fitted with a slipper bath with telephone style taps, pedestal wash hand basin, low level WC, heated towel rail.

FIRST FLOOR LANDING

Exposed timbers, cupboard housing immersion tank.

BEDROOM

13' 4" x 10' 5" (4.06m x 3.17m) Vaulted with exposed timbers, velux window and door to





EN-SUITE

6' 8" x 4' 6" (2.03m x 1.37m) With window to side, exposed timbers, tiled walls and fitted with a large tile enclosed shower area, vanity sink unit, low level WC.

BEDROOM

11' 0" x 10' 2" (3.35m x 3.10m) With window and velux window, double wardrobe.

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m) With tiled floor and walls and fitted with a P-shaped bath with shower and shower screen, heated towel rail, low level WC and pedestal wash hand basin.

SINGLE BEDROOM

7' 5" x 6' 5" (2.26m x 1.96m) With window and velux window.

SINGLE BEDROOM

8' 7" x 8' 10" (2.62m x 2.69m) With sloping ceiling, two velux windows, exposed timbers.

OUTSIDE

The property is approached over a shared driveway that leads to a gated private driveway parking and turning. The parking area gives access to a

DOUBLE GARAGE

18' 0" x 7' 1" (5.49m x 2.16m) max, with power and light.

GARDEN

The gardens have been beautifully landscaped, partially wall enclosed. To the front of the property is a Japanese inspired meditation garden with trickling water feature. The front garden provides an area of lawn, planted borders boasting an array of plants, shrubs and specimen trees. A large expanse of patio wraps around an attractive waterfall and pond with stone wall enclosures. From the kitchen, a raised area of decking takes in fabulous views of the garden and beyond.

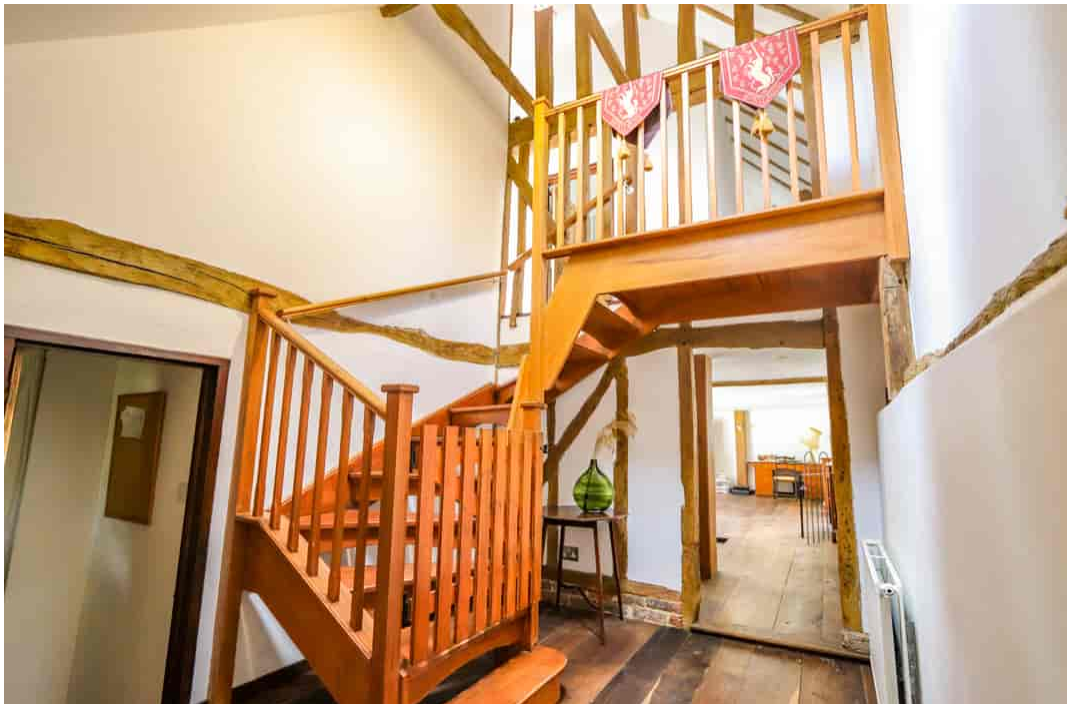
The formal gardens are hedge enclosed with a separate gated entrance, predominantly laid to lawn interspersed with many established plants, shrubs and specimen trees to include cherry and apple. There is a greenhouse, further paved area, garden composting, solar Voltate panels and a cedar Charley greenhouse with drip fed water supply. There is a sprinkler watering system and illumination of the pond and shrubs at night. To the rear of the property is an attractive paved courtyard with black and green grapevines and further specimen trees.

AGENTS NOTE

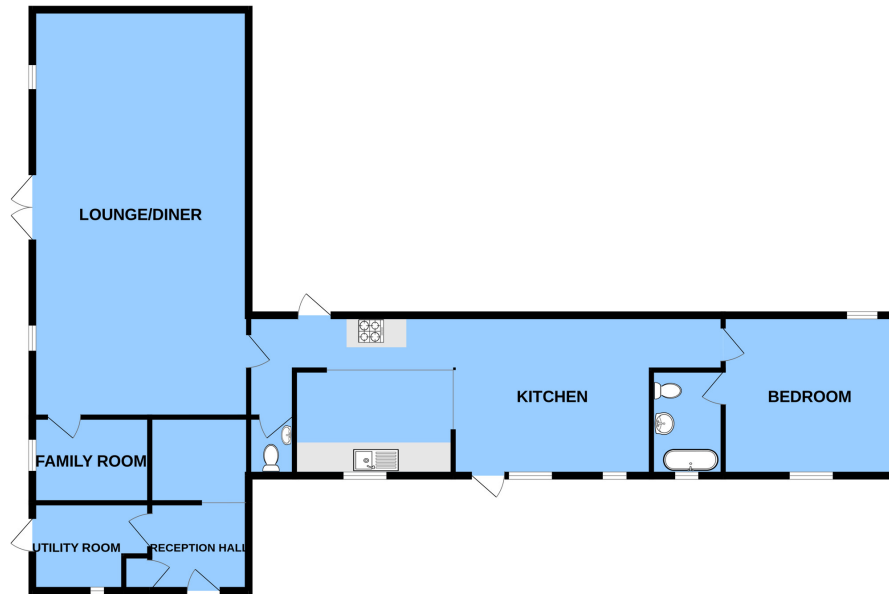
The property has solar Voltate panels on an early tariff with 14 years remaining.

The property has a private drainage system.

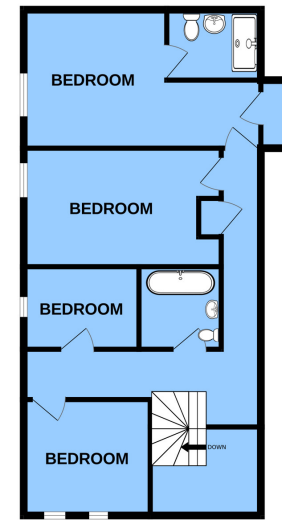
Access over the initial part of the driveway is shared with the neighbouring property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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