



Pitfield Barn Wartling,
East Sussex,
BN27 1RR



Pitfield Barn Wartling

Set up a long driveway and surrounded by grounds of approximately 12 acres is this fabulous detached period barn conversion (unlisted) which enjoys spacious and versatile accommodation arranged around an impressive vaulted dining hall with large bedrooms, home office and garaging for four vehicles.

Features

DETACHED BARN CONVERSION	4/5 BEDROOMS
DOUBLE GARAGE	DOUBLE CAR BARN
LONG DRIVEWAY	APPROX. 12 ACRES
SMALL COPSE	FEATURE POND
HOME OFFICE	STUNNING RURAL VIEWS



Description

This wonderful detached period barn conversion stands in a slightly elevated location up a long private driveway surrounded by approximately 12 acres with a small area of copse, a lily pond and pasture grazing. The property was converted in 1989 and whilst being beautifully maintained, now requires general modernisation. The accommodation is approached through double doors to an impressive vaulted dining hall with galleried landing above. There are two principle reception rooms, one with a wood burning stove, a kitchen and a large home/office. The ground floor also has two bedrooms, both with an en-suite and to the first floor are two additional bedrooms. All the rooms enjoy fabulous views over the garden to the adjoining countryside. The property stands slightly elevated at the end of a long driveway and the barn sits amidst established formal gardens that provide areas of lawn and many paved patios, one with a Summerhouse. There is a detached workshop/store as well as a double garage and separate double car barn with storage above. The property is bound by a stream which runs to an attractive lily pond with a bridge that connects to a 2 acre paddock and into an attractive deciduous copse. There is also a large area of additional pasture and grazing that wraps around the property and is thought to be ideal for those with equestrian interests (approximately 12 acres).

NOTES:

1. A footpath crosses the main field and also cuts through the 2 acre field.
2. The property is served by a private drainage system.

Directions

From the A271 turn towards Wartling where the property will be seen about 1/2 mile along on the left hand side.

What3Words:///yappy.iteration.reserving



THE ACCOMMODATION COMPRISES

Double oak doors to

DINING HALL

26' 7" x 11' 7" (8.10m x 3.53m) split with two steps down to the dining area and a staircase rising to a galleried landing with vaulted ceiling above. The dining hall opens into an Inner Hallway with steps down to

LIVING ROOM

25' 2" x 11' 8" (7.67m x 3.56m) vaulted with exposed timbers and enjoying a triple aspect with double doors to the front patio and a central brick fireplace with wood burning stove.

BEDROOM

15' 7" x 12' 2" (4.75m x 3.71m) with windows to rear, vanity sink unit and double cupboard with storage above.

BEDROOM

18' 5" x 12' 9" (5.61m x 3.89m) a double aspect room with exposed timbers, two double wardrobes with storage above.

EN-SUITE

fully tiled walls with a wet room shower with fixed and hand held shower heads, glazed enclosure, heated towel rail, wash hand basin with mixer tap, low level wc.

SHOWER ROOM

with Velux window and fitted with a coloured suite comprising a low level wc, pedestal wash hand basin and shower cubicle with tiled enclosure. Airing cupboard with slatted shelves.

KITCHEN

15' 0" x 12' 3" (4.57m x 3.73m) vaulted with exposed timbers, having a dual aspect, tiled flooring and fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with integrated fridge, dishwasher and space for an oven range. There is a large area of working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer, under unit tiling and lighting and an extractor fan above the cooker space. From the kitchen a glazed door leads to

UTILITY AREA

12' 10" x 8' 0" (3.91m x 2.44m) with a double base unit, stainless steel sink and space and plumbing for appliances. Large cloaks cupboard and steps up to





HOME OFFICE

17' 5" x 12' 3" (5.31m x 3.73m) with Velux windows to front and rear.

FIRST FLOOR GALLERIED LANDING

12' 4" x 9' 8" (3.76m x 2.95m) vaulted with windows and Juliet balcony looking out over the grounds.

BEDROOM

12' 3" x 12' 2" (3.73m x 3.71m) with Velux window.

EN-SUITE BATHROOM

9' 3" x 6' 2" (2.82m x 1.88m) with Velux window, panelled bath with shower attachment, pedestal wash hand basin, low level wc.

BEDROOM

12' 10" x 12' 2" (3.91m x 3.71m) with window taking in views, eaves storage.

EN-SUITE

10' 0" x 6' 2" (3.05m x 1.88m) with Velux window, panelled bath with shower attachment, pedestal wash hand basin, low level wc.



GARAGE

17' 7" x 17' 4" (5.36m x 5.28m) partially sub-divided with two up and over doors, housing the twin gas fired boilers (calor gas).

DOUBLE CAR BARN

22' 6" x 23' 0" (6.86m x 7.01m) with power and light and pull down loft ladder to a LOFT ROOM measuring 15' 1" x 10' 0" (4.60m x 3.05m) with window to side.

WORKSHOP/STORE measuring 12' 9" x 9' 1" (3.89m x 2.77m) with power and light.

OUTSIDE

Approached over a long driveway that leads to the front of the barn and provides access to the double car barn. The property sits amidst attractive formal gardens that provide paved patios and an attractive rockery to the front with areas of lawn. To one side a stream feeds an established pond with a bridge over to a meadow and a winding pathway extends out to the rear taking in lovely views of the fields with a paved patio with a DETACHED SUMMERHOUSE and low wall enclosure. A gated access leads into the field and to the other side across the pond is an additional paddock which generally rises up to the copse with a variety of deciduous trees, in all approximately 12 acres.

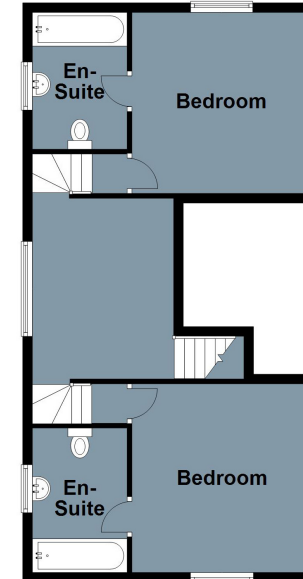
Ground Floor

Approx. 172.1 sq. metres (1852.0 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 229.9 sq. metres (2474.2 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

