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Kester House, The Street, Sedlescombe, East Sussex TN33 0QB

**oieo £650,000 freehold**

Kester House is an attractive detached Grade II listed period property with approximately 2,700 sq.ft of accommodation all set in a central village location close to good schools and mainline station at Battle.

- |                  |                             |                   |                           |
|------------------|-----------------------------|-------------------|---------------------------|
| Grade II Listed  | 5 Bedrooms 2 with En-Suites | 3 Reception Rooms | Galleried Mezzanine       |
| Courtyard Garden | Central Village Location    | Potential Annexe  | Home and Income Potential |
| Chain Free       |                             |                   |                           |

## Description

Kester House is a detached Grade II listed tithe barn conversion that dates back to at least the 17th Century and is Grade II listed for its architectural and historical merit. The property enjoys a fascinating history and was initially converted in the Victorian period by the renowned water colour artist Hercules Brabonson who used the gallery to display his artwork in the late 19th Century. The property has also been used as the village tea rooms and a B&B in more recent times.

The property is very well maintained and retains many of the period features you would expect to find including working fireplaces, vaulted ceilings and although the property is heavily timbered, the ceiling heights are good. The extensive accommodation, which is over 2700 sq.ft. offers a surprising amount of versatility and given its diverse usage over the years, is considered to have a number of lifestyle and commercial possibilities. There is potential to create a separate self enclosed annexe (subject to consent) for those looking for a house with multi generational use. The property was previously used as a Bed and Breakfast and it is thought to still offer that potential to those looking for a home that also provides an income. The property is currently configured as having 3 reception rooms, however the main reception room which is 34' in length is partially galleried and could be reconfigured to create two separate rooms. There are two staircases leading to the first floor where there are five bedrooms, two of which having an en-suite and a further two family bathrooms. There is also a mezzanine overlooking the main reception room which also offers potential. Externally the property enjoys an attractive partially walled courtyard garden that is considered to offer a good deal of privacy. The property is located in the centre of the popular village of Sedlescombe just off the village green. Sedlescombe enjoys a local store and post office, a primary school, doctors surgery, hotel and public house. A more comprehensive range of amenities can be found at nearby Battle which also has a mainline station with regular services to London Charing Cross. The area is very well served for schools, both comprehensive and private, primary and secondary levels as well as sites of historical interest and Areas of Outstanding Natural Beauty. Viewing is highly recommended to appreciate this fascinating family home, offered with no chain.

## Directions

From Blackbrooks Garden Centre take the turning to Sedlescombe and proceed along towards the village. The property will be found on the right hand side opposite the antiques shop on entering the village.

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## THE ACCOMMODATION COMPRISES

COVERED ENTRANCE PORCH with original front door leading to

## BRIEF ENTRANCE HALL

leading to

## RECEPTION ROOM

34' 7" x 14' 0" (10.54m x 4.27m) max with windows to front, stairs leading to gallery, tv point, working log burner, storage cupboard, wall and ceiling timbers, good ceiling heights, light fittings, door leading to.



## BREAKFAST ROOM

13' 0" x 11' 9" (3.96m x 3.58m) with secondary staircase leading to first floor landing, understairs storage cupboard, double doors and window to garden, part glazed screen and double doors to

## DRAWING ROOM

23' 0" x 11' 10" (7.01m x 3.61m) with fireplace, doors and window to garden, wall and ceiling timbers. From the breakfast room a brief hallway leads to

## CLOAKROOM

with wc, vanity sink unit, tiled floor and splashback, storage cupboard.

## KITCHEN

13' 5" x 11' 5" (4.09m x 3.48m) a double aspect room with windows to front and side, door to street, tiled floor, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers, granite working surfaces with a 1 1/2 bowl sink with mixer tap and drainer, tv point, Belling 7 ring range oven, breakfast bar, integrated fridge and dishwasher.

## UTILITY ROOM

14' 6" x 11' 9" (4.42m x 3.58m) max with windows to side, recessed lighting, wall mounted boiler, tiled floor and fitted with a range of base units with granite effect working surfaces, 1 1/2 bowl stainless steel sink with drainer, storage cupboards and door to

## WORKSHOP/UTILITY ROOM

13' 10" x 12' 5" (4.22m x 3.78m) with windows to rear, recessed lighting, light wells, further range of base units with granite effect working surfaces, large storage cupboard, tiled floor and door to garage.

## FIRST FLOOR LANDING

## BEDROOM 1

15' 3" x 9' 11" (4.65m x 3.02m) a double aspect room with windows to rear and side, eaves storage cupboard.

## EN-SUITE

9' 8" x 4' 3" (2.95m x 1.30m) with small window to rear, tiled floor and walls, recessed lighting and fitted with shower cubicle, vanity sink unit with his and hers basins, wc, heated towel rail.

## BEDROOM 2

14' 5" x 12' 0" (4.39m x 3.66m) max with window to front, feature fireplace, vaulted ceiling.



## EN-SUITE

with tiled walls, recessed lighting, shower cubicle, pedestal wash hand basin, wc, heated towel rail.

## BEDROOM 3

11' 2" x 8' 2" (3.40m x 2.49m) with window to rear, storage cupboard, loft access.

## BEDROOM 4

14' 5" x 8' 10" (4.39m x 2.69m) with window to front, galleried ceiling, door to

## BEDROOM 5

8' 0" x 8' 9" (2.44m x 2.67m) with vaulted ceiling, door to brief landing with stairs back down to the reception room.

## BATHROOM 1

8' 5" x 6' 2" (2.57m x 1.88m) with window to rear, vanity sink unit, wc, P shaped bath with shower attachment over, part tiled walls, wooden floor, recessed lighting.

## BATHROOM 2

6' 5" x 5' 2" (1.96m x 1.57m) with window to rear, shower unit, wc, wall mounted sink.

## GALLERY

14' 3" x 8' 5" (4.34m x 2.57m) with window to front, Velux to rear, vaulted ceiling, ballustrading, view to reception room.



## OUTSIDE

To the rear is an attractive partially walled courtyard garden with tap, light and access to the rear of the garage. Local allotments are approximately 100 yards away from the property.

## GARAGE

14' 10" x 10' 1" (4.52m x 3.07m) with remotely operated roll up door, door to rear garden, power and light, quarry tiled floor.

## Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.