

01892
782287

01435
874450



The Stables, Allium Farm, Lewes Road, Framfield, Uckfield, East Sussex, TN22 5RE

Guide Price: £1,200,000 Freehold



The Stables, Allium Farm Lewes Road, Framfield, TN22 5RE

Price Guide: £1,200,000 Freehold

A truly superb and unique, contemporary barn conversion, comprising three double bedrooms with en-suites, plus an open plan kitchen/dining/sitting room, opening on to a large paved patio, utility room, WC and stores, nestled within 7 1/2 acres of paddocks, enjoying stables, machine store, sand school, gardens plus an outlook to the South Downs National Park. EPC Rating D.

The property was converted in 2019 by the current owners and enjoys the mod-cons that one would associate with a contemporary barn conversion, such as under floor heating throughout, LED lighting, large stone flagged floors, anthracite grey aluminium double glazing, bi-fold doors to the patio, matching coloured slate effect roof, vertical timber cladding, mainly vaulted roof spaces and oak doors.

The design is very elegant and simple, yet maximises the space available, whilst still retaining options for a fourth bedroom if required.

One enters via a glass front door to an entrance lobby, with an oak door to the WC to one side, comprising a WC, basin, cupboard and window to side.

Double glass and oak doors, with a glass panel above, lead into a large, central hallway, with inset wall lighting and high level velux windows



allowing ample light in. There are several oak doorways to the three bedrooms, a jack and jill bathroom and a store cupboard, plus glass and oak doors to the open plan living area.

The open plan area forms three distinct spaces, linked via the stone flooring and open ceilings, the sitting room area is at one end and has a TV space, plus access to the bi-fold doors to the rear patio.

The kitchen area is at the other end of the space, comprising a range of 'Latte' coloured,

gloss fronted cupboards and drawers, with a large central island, housing more appliances and cupboard spaces, plus the hob and sink within the white Quartz worktops. The large wall of cupboards houses a fridge, freezer and dishwasher, plus larder cupboards and storage.

Between these two areas is space for a dining table and chairs, forming the dining area, again with bi-fold doors to the rear patio.

A useful utility room is accessed from the kitchen, with its own external door and similar

cupboards forming storage, plus an inset sink and space for washing machine and tumble dryer.

The main bedroom is also a rear-facing room, with double windows overlooking the patio to the fields beyond. It is vaulted, with a wide opening to a dressing area, complete with fitted hanging and shelving units, plus a door to the en-suite, comprising a bath, separate shower, WC and his and hers basins, heated towel rail, window to front and tiled walls and floor.

The second bedroom is a front facing room, with a walk-in wardrobe and a door to an en-suite shower room, comprising a shower, WC and basin atop a vanity unit, tiled walls and floor, window to front and heated towel rail.

The third bedroom is another double, with a window to front plus a pocket door to the en-suite, providing a shower, separate bath, WC and basin, window to front, heated towel rail and tiled walls and floor. There is also a further oak door to the hallway.

Outside, from the road is a part shared driveway, leading to a private driveway with an electric rolling gate. To the front of the property is a sand school/menage and a lit parking area, with the remaining parking area being behind the house.

The rear gardens are fence enclosed, with the aforementioned expanse of paved patio, complete with an area of decking and a raised fish pond. The patio provides an open vista over the level rear garden with a small flower bed and the paddocks beyond.



On the opposite side of the driveway is a small lockable store, plus a large open machine store, with a loft storage area and a separate workshop. Beyond are the stables, comprising three stables, a feed room and a tack room, with water and power supplies to both outbuildings.

The paddocks are fenced and enjoy a south westerly aspect to the South Downs National Park, and are ideal for equestrian uses, or other recreational uses, subject to any changes in permissions.

The Stables, Allium Farm is located between Halland and Blackboys, on the peripherals of the sought-after village of Framfield. Framfield has a village school, church and public house. Nearby Uckfield (2 miles) provides Main Line commuter access to London and bus services to surrounding areas.

Uckfield provides a wealth of facilities such as shops, including a Waitrose, leisure centre, independent cinema, schools for all ages, cafes, restaurants, and bars.

Framfield itself is surrounded by beautiful countryside and peaceful walks being within the South Downs National Park area. Ashdown Forest is just North and West of Uckfield for further walks.

The popular and historic town of Lewes is around 9 miles away with its train line to London Victoria (about 65 mins), attractive shops, Lewes castle, state and public schools. Lewes is a thriving County Town and together with Brighton and Hove provides excellent recreational and cultural facilities.

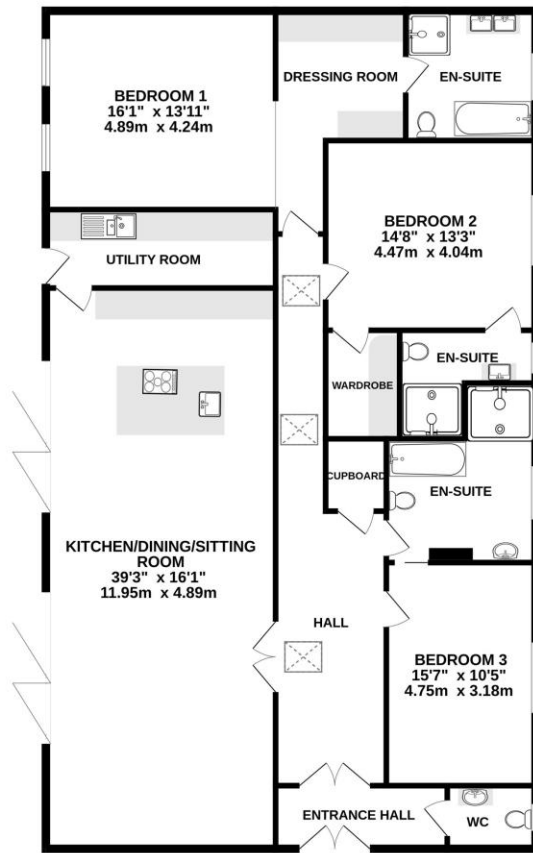


Ringmer Village is within a 5 minutes drive and the village offers many local amenities including sporting and social facilities; a good variety of local shops and within the surrounding areas there is a nice selection of state and private primary and secondary education including Froebel Small School which has been granted outstanding in the Early Years key stage 1 of primary education by Ofsted.

SERVICES: Mains electricity, Calor gas central heating, mains water and drainage.
Council Tax Band: G

Energy performance certificate (EPC)		
The Stables Allium Farm Lewes Road UCKFIELD TN22 5RE	Energy rating D	Valid until: 25 July 2033 Certificate number: 5437-6823-6200-0545-8222
Property type	Detached house	
Total floor area	196 square metres	

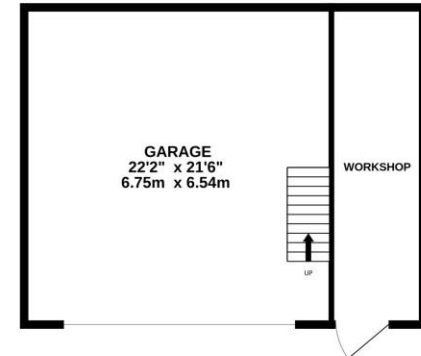
House
2,003 sq.ft (186.1 sq.m) approx



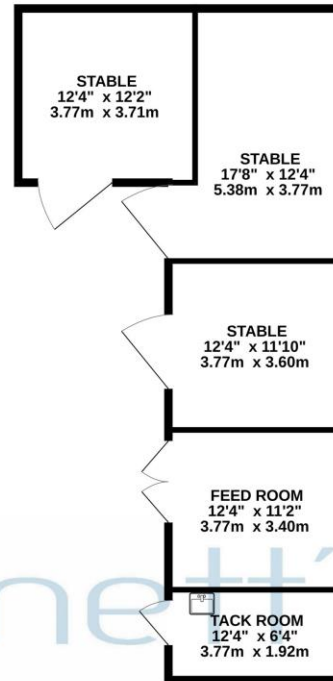
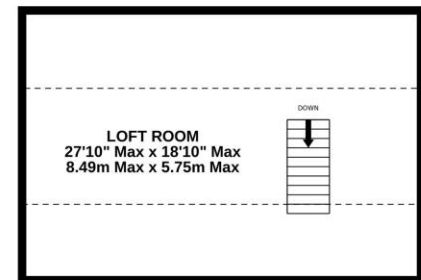
Store
87 sq.ft (8.1 sq.m) approx
(not shown in actual location/orientation)



Machine Store/Garage & Workshop
618 sq.ft (57.4 sq.m) approx.
(not shown in actual location/orientation)



Garage Loft
526 sq.ft (48.8 sq.m) approx.
(not shown in actual location/orientation)



Stable Block
708 sq.ft (65.8 sq.m)
(not shown in actual location/orientation)

THE STABLES, ALLIUM FARM, LEWES ROAD, FRAMFIELD. TN22 5RE

Approximate Gross Internal Area = 2,003 sq.ft / 186.1 sq.m

Outbuildings = 1938 sq.ft / 180.1 sq.m

TOTAL FLOOR AREA : 3941 sq.ft. (366.2 sq.m.) approx.

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.

Made with Metropix ©2023



burnett's

Individual Property : Individual Service

www.burnetts-ea.com

Mayfield: 01435 874450
Wadhurst: 01892 782287
Lettings: 0845 873 7493

