



The Street, Rodmell

**Lewes
Estates**

Welcome to Barn Croft, an architecturally designed 4 bedroom single storey property built in 1973. Nestled in the village of Rodmell this lovely home offers generous living accommodation and the wrap around garden has a wealth of mature trees offering total privacy from neighbours. The rear of the property enjoys far reaching views across privately owned protected agricultural land.

Rodmell is a picturesque village in the heart of East Sussex and just three miles southeast of Lewes. This charming village offers a tranquil lifestyle with its scenic surrounding countryside and proximity to the South Downs National Park. The village is steeped in history, featuring the early Norman church of St. Peter and the renowned Monk's House, once the home of Virginia Woolf and now a National Trust property.

Residents enjoy a strong sense of community, with local events and activities fostering a welcoming atmosphere. The village's location provides easy access to the bustling town of Lewes, known for its independent shops, cafes, and cultural attractions. Excellent transport links, including the nearby Southease railway station, ensure convenient connections to Brighton and London, also making it ideal for commuters.

Rodmell's peaceful environment, combined with its rich heritage and modern amenities, makes it a highly desirable place to call home.



Living/Dining Room

35'3" x 16'7"

Master Bedroom

16'4" x 12'5"

En-suite Shower
Room

Conservatory

14'9" x 9'4"

Bedroom 2

12'3" x 11'10"

Bedroom 3

12'5" x 7'10"

Bedroom 4

18'4" x 6'2"

Family Bathroom

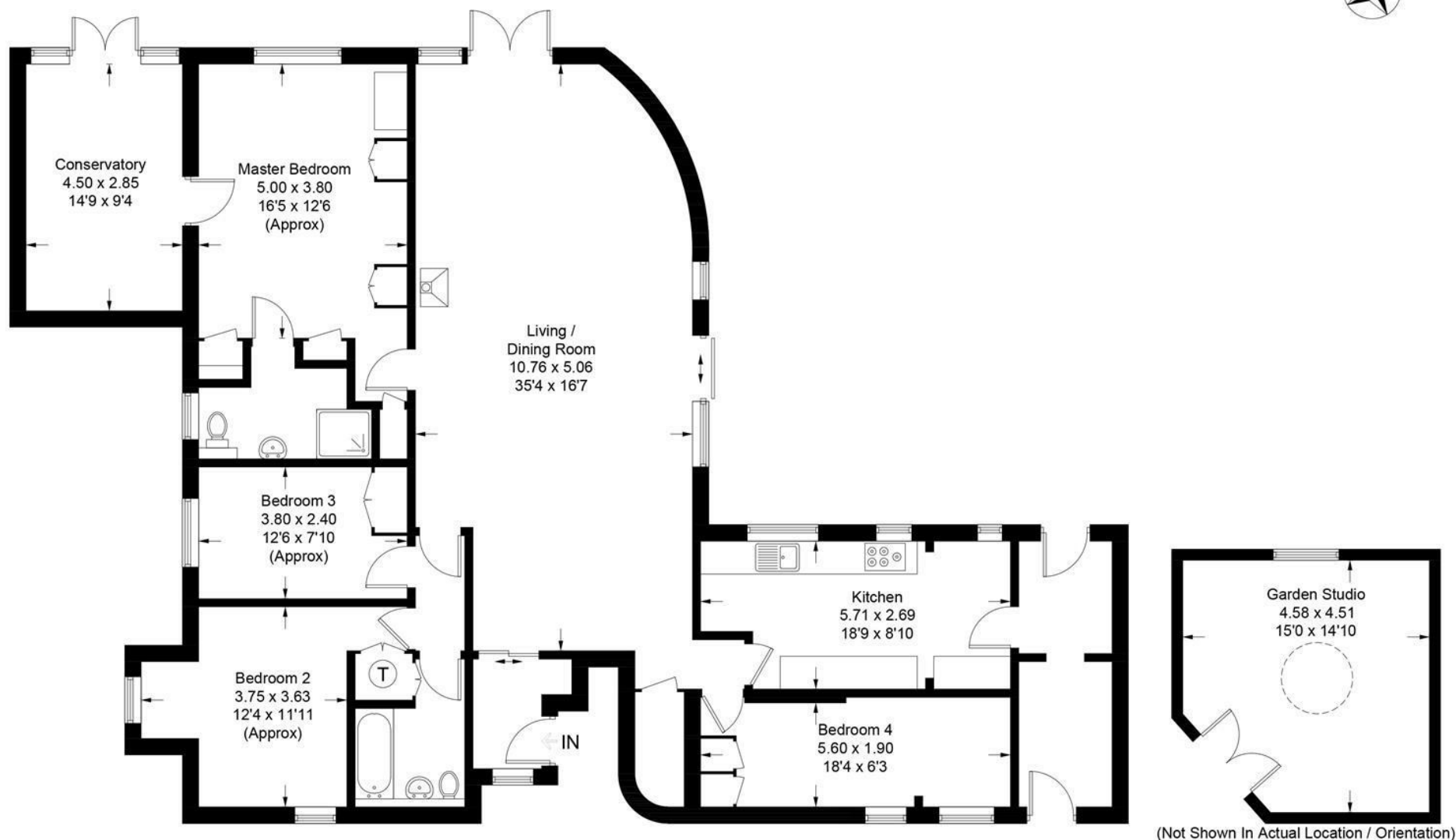
Kitchen

18'8" x 8'9"

Utility Room

Garden Room





Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft
Garden Studio = 19.3 sq m / 208 sq ft
Total = 187.8 sq m / 2022 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1212366)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

You approach this unique property down a private driveway with space for parking 2-3 cars.

The entrance porch is fully glazed which lets in light from the front of the house, with sliding door to the living area. The living/dining room has high ceilings and large windows creating a light and spacious area the whole family can enjoy. There are two sets of double doors, one to the patio area, and one to rear lawn. The curving external wall adds unique flare, and is well complimented by the hard wood floor and cosy wood burner .

From the living area you access the master bedroom which benefits from multiple fitted wardrobes and views over the garden. There en-suite shower room has a walk in shower, wash hand basin and low level WC.

The conservatory off the master bedroom was built by the previous owners and can be utilised for many functions. This room has been a studio and workshop as well as useful storage space. The garden can be accessed directly through double doors.

From the living area there are two further two bedrooms and family bathroom. Bedrooms 2 has double aspect windows to the front and side of the property, whereas bedroom 3 has views to the side and a useful in built cupboard. The family bathroom has a white suite, shower over bath, wash hand basis and low level WC. The inbuilt linen cupboard also holds the water tank. The 4th bedroom has a window to the front and inbuilt cupboard.



The kitchen also adjoins the living area and has large windows overlooking the patio and the garden beyond. The kitchen features a limestone counter top, open shelving, half tiled walls and several base units. The gas Range Master is fed from an external cannister. The kitchen has plenty of space for a washing machine, dishwasher, tumble dryer and large fridge/freezer. From the kitchen there is a useful utility area with multiple fitted shelves and access to both the front and rear of the property.

There is a beautiful wrap around garden, featuring a wealth of mature, exotic and specimen plants courtesy of the properties previous 'Botanist' owners.

A spacious garden room, currently used as a therapy space has the benefit of an adjacent outhouse with composting toilet. The building is constructed with a timber frame and straw insulation. The fired earth flooring is a particularly beautiful feature. With it's cosy wood burner this space can be enjoyed throughout the year.

Barn Croft further benefits from external wall foam insulation and is fully double glazed throughout. The current owners installed an air source heat pump and solar panels which has significantly reduced costs and offers the new owners greatly sought after lower cost living. Viewing is highly recommended.



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