

RUSH
WITT &
WILSON



RUSH
WITT &

Kester House The Street, Battle, TN33 0QB
Guide Price £600,000 - £650,000

****Guide Price £600,000-£650,000****

A truly enchanting Grade II listed 17th century tithe barn conversion, offered chain free & steeped in history, forming one of the most distinctive and characterful homes in the heart of Sedlescombe village. Once transformed in the Victorian era by artist Hercules Brabazon Brabazon, the property was used to display his watercolours in the galleried space & later served as village tea rooms and a much-loved B&B, adding to its fascinating storybook past. Today it offers an exceptional family home of around 2,500 sq ft, blending heritage charm with impressive flexibility and lifestyle potential. Behind the striking façade lies atmospheric accommodation with exposed timbers, vaulted ceilings, working fireplaces and generous room proportions with good ceiling heights throughout. The main reception room is a standout feature, over 34ft in length, with a galleried area above & a warm, characterful feel. This flows into further reception spaces including a drawing room and breakfast room, each enjoying garden outlooks and period detail. The kitchen and utility areas provide practical everyday space, while a further workshop/utility area and garage add versatility. The layout offers excellent potential for multi-generational living, with scope to create a self-contained annexe (subject to consents), as well as continued or reinstated use as a home with income potential, reflecting its former B&B use. Upstairs, five bedrooms are arranged across the property, including two with en-suite facilities, along with further bathrooms. A galleried landing overlooks the main reception space, adding drama and character, while a mezzanine level provides a flexible area ideal for study or reading. Outside, the property enjoys a charming & private partially walled courtyard garden, a peaceful sun-trap ideal for relaxing or entertaining in a unique historic setting. Viewing is highly recommended to appreciate the space, character and rare history on offer.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0



Floor 1



Approximate total area⁽¹⁾

234 m²

2520 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**