

**RUSH  
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**Clench Green Barn, Beales Lane, Northiam, East Sussex, TN31 6LJ.  
£685,000 Freehold**

**A beautifully presented three bedroom detached Grade II listed barn conversion occupying a quiet country lane position of Northiam Village set within well stocked seasonal gardens to 0.20 acre and complete with detached home office /studio with approved residential annex usage. This delightful country home enjoys a well balanced and highly adaptable living space comprising a bright reception / dining hall with turned oak staircase, attractive pine flooring and exposed oak joinery, stunning ground floor bedroom and bathroom suite, double aspect living room with exposed brick fireplace and fitted wood burning stove and beautiful country kitchen / breakfast room with vaulted ceiling, quarry tile flooring, painted shaker style units and STOVES range oven. To the first floor a galleried landing space serves two further double bedrooms with exposed joinery, vaulted ceilings and sharing bathroom suite. Outside enjoys beautifully maintained gardens hosting a variety of well stocked planted seasonal borders paved and decked seating areas with large ponds, a choice of garden sheds and stunning detached home office or studio complete with W/C, basin and room for shower. The property also provides ample off road parking via a private gated entrance accessed from the lane and is within strolling distance to the local amenities on offer including two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.**



### **Front Door**

Part glazed timber front door opening to:

### **Reception/Dining Room**

Beautiful pine flooring which leads into a dining space, vaulted ceiling with exposed joinery, turned timber staircase leading to first floor. French doors, matching side light windows and windows above to the front, internal window to the ground floor bedroom, understairs storage cupboard, exposed brickwork, internal door leading to:

### **Sitting Room**

17' x 9'8 (5.18m x 2.95m )

Radiator with decorative cover.

### **Lobby**

Built-in cupboard via a timber oak door with latch, slatted shelving and hanging rail.

### **Bedroom One**

13'8 x 9'2 (4.17m x 2.79m )

Exposed pine flooring, internal window to the dining room, wall joinery, window to the side, built-in cupboard with latch, radiator with decorative cover.

### **Bathroom**

8'8 x 7'5 (2.64m x 2.26m )

Brick steps leading to oak laminate flooring, obscure timber window to the side with stone sill, exposed joinery, free standing beautiful vanity unit with marble counter top with cupboard and drawer below, traditional taps, shower/bath suite with shower screen, marble effect wall tiling, shower with rinser and large rainfall head, airing cupboard housing the boiler and pressurised heating system, chrome heated towel radiator.

### **Sitting Room**

16'9 x 10' (5.11m x 3.05m )

Pine flooring, window to front, exposed joinery, three windows to the rear, internal windows to the kitchen, exposed joinery, radiator with decorative cover, beautiful exposed brick fireplace with oak Bressemer housing a cast iron wood burning stove over a flagstone hearth, fitted shelving to the alcove and low level cupboards, power and TV points, internal door leading to the kitchen. Further internal oak door, brick steps leading into:

### **Kitchen/Breakfast Room**

19' x 9'2 (5.79m x 2.79m )

Quarry tiled flooring, stable door to rear, four windows to the side elevations and vaulted ceiling with exposed joinery and internal windows to the sitting room, recessed downlights. The kitchen hosts a range of fitted base and wall units with painted

shaker style doors, beautiful granite countertops with matching upstands, undermounted Butler sink with swan neck tap, integrated Siemens dishwasher, Neff integrated washer/dryer, fitted Stoves Range Master style oven with a five ring gas burner, fitted extractor canopy and light above, space for breakfast table and chairs, radiator, space for free standing fridge/freezer. USB charging ports, telephone and TV points.

### **First Floor**

#### **Landing**

Galleried landing to the lower floor below.

#### **Bathroom**

6'8 x 5'7 (2.03m x 1.70m )

Heated towel radiator, pedestal wash hand basin, push flush wc, shower/bath suite with traditional taps, exposed joinery, extractor.

#### **Bedroom One**

15'5 x 9'4 (4.70m x 2.84m )

Steps down, window to side, exposed joinery, vaulted ceiling, two low level radiators, galleried window looking to the dining room below.

#### **Bedroom Three**

16'1 x 10'1 (4.90m x 3.07m )

Steps extending down, conservation style velux windows to rear and to side, vaulted ceiling with exposed joinery, fitted low level storage units with built-in shelving, fitted wardrobe with hanging rail and shelving above.

### **Outside**

#### **Front Garden**

The property is accessed by the lane via a five bar gated entrance and this leads to a shingled driveway providing ample off road parking and there is a further pedestrian gate. The property is enclosed mature and established Wisteria to the front with post and rail fencing. There is also a paved path and area of lawn spanning the front elevations and external lighting, gutter fed water butts and down the side there is a beautiful island with established Willow and the driveway extends to the studio.

#### **Garden / Studio**

18'6 x 11'2 (5.64m x 3.40m )

External lighting, stable door to front, part brick and timber flooring, vaulted ceiling with exposed joinery, twin windows to the rear and a further window to the front. There is also a cloakroom with the continuation of the pine flooring, push flush wc, pedestal wash hand basin, wall mounted mirror with light, ceiling lights.

### **Rear Garden**

Paved seating area with external lighting, decorative box hedging, planted roses and Lavender borders, paved seating area, space for table and chairs, brick steps extending to entrance, log store and the terrace then extends to a level area of lawn which is beautifully landscaped garden with very established mature borders hosting a variety of both Perennials, Topiary box hedging and flowering shrubs. There is a beautiful pond with decked seating area which is composite, shingle pathway extending to one side of the lawn where there is a variety of rose borders, bridge walkway at one end and the garden is fully enclosed by high level close-board fencing, mature Cherry Laurel and at the end we have a detached workshop/shed. There is also a specimen Pine tree at one end of the garden and an external tap.

### **Workshop/Shed**

17'4 x 9'7 (5.28m x 2.92m )

Double doors, power and light.

### **Services**

Mains gas & mains drainage

Grade II listed

### **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.

Council Tax Band – G

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

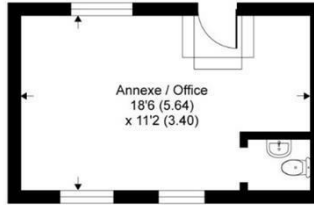




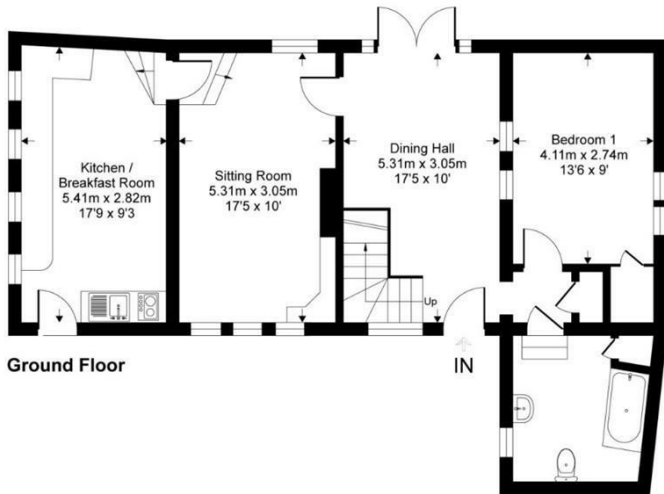
### Clench Green Barn

Approximate Gross Internal Area = 109 sq m / 1175 sq ft  
 Approximate Annexe Internal Area = 19 sq m / 207 sq ft  
 Approximate Total Internal Area = 128 sq m / 1382 sq ft  
 (excludes restricted head height)

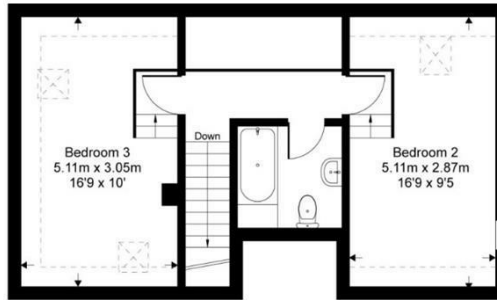
Reduced headroom



Annexe



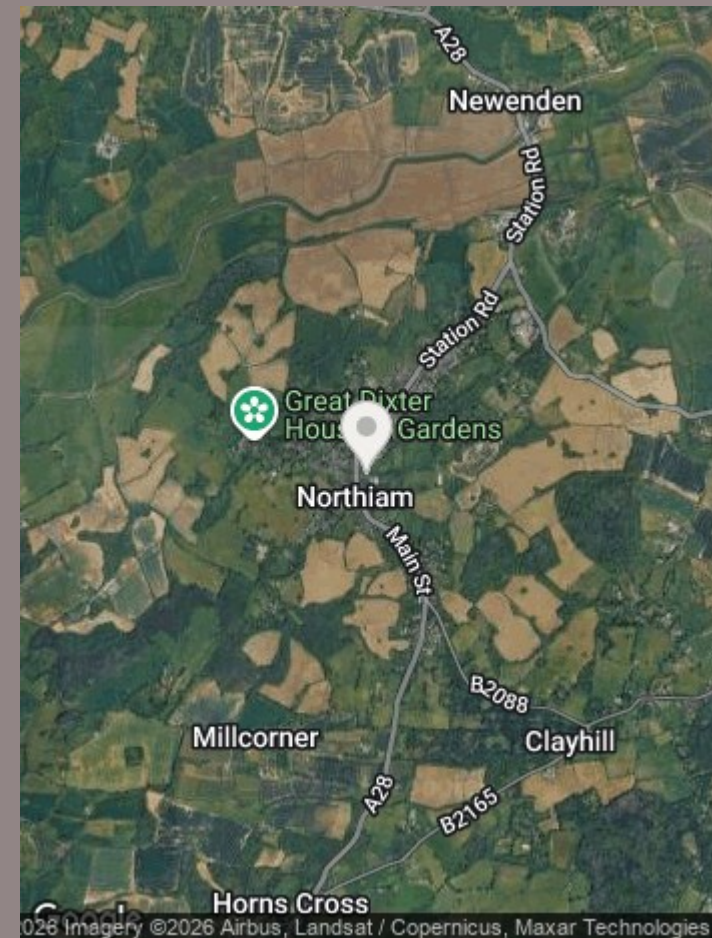
Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>82</b>	
	<b>65</b>		



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