RUSH WITT & WILSON

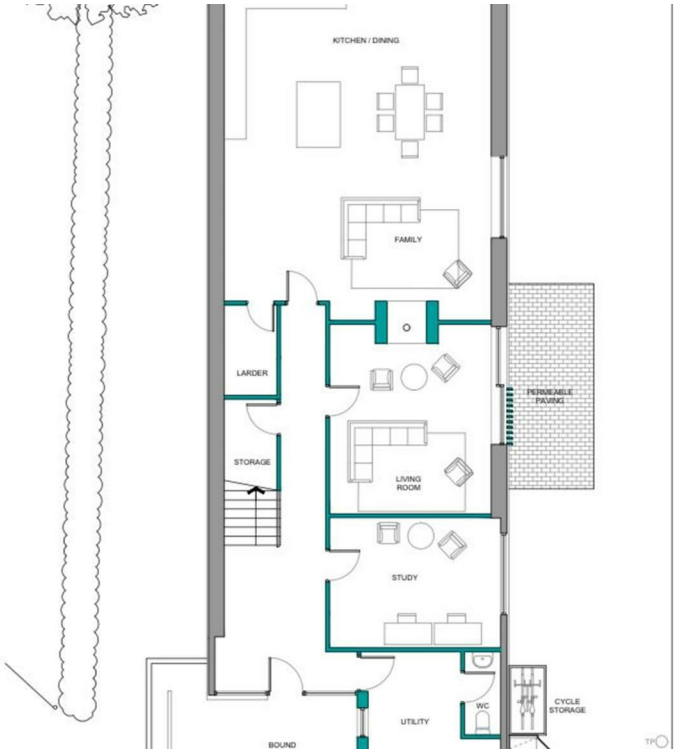
**The Grainstore, Rye Road, Northiam , East Sussex, TN31 6NJ**
**£400,000 Offers in excess**

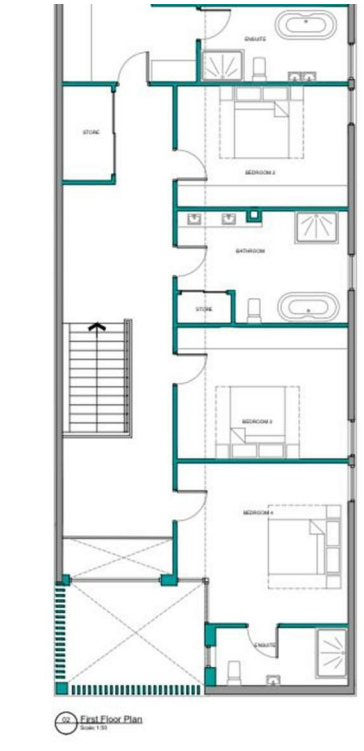
We are delighted to offer this rare and exciting opportunity to acquire a former grainstore building benefitting from planning permission to convert to a striking contemporary four bedroom home of 3458sqft (RR/2023/1029/P). The 0.37 acre site has an enviable location on the edge of Northiam within easy walking distance of the village and its amenities.

The Grainstore sits pleasantly within its own plot allowing for generous parking at the front and a good sized garden at the rear.

Accommodation on the ground floor comprises a well-lit and dramatic double height entrance, spacious kitchen / dining / family room with doors to a rear terrace, separate living room with double-sided fireplace, study and utility with WC. To the first floor a generous landing serves four double bedrooms to include an impressive principal bedroom with en-suite bathroom enjoying a stunning view over open countryside, plus an additional second bedroom with en-suite shower room and main family bathroom.

Northiam village benefits from a primary school, two convenience stores, an award winning doctors surgery, opticians, dentist, popular bakery, cafe and hardware stores. Further shopping is available in nearby Tenterden, Rye and Hastings.

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The Property Ombudsman
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