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**Spelland Barn, Goatham Lane, Broad Oak, East Sussex, TN31 6EY.  
£825,000 - £850,000 Guide Price**

**£825,000 - £850,000 Guide price. A beautifully converted 4/5 bedroom detached barn conversion occupying a highly desirable country lane position of Broad Oak Village. Converted in 2006 to the highest of standards, the property was awarded by Sussex Heritage Trust for recognition in design, the highest quality conservation and restoration of the original building. Spelland Barn offers approximately 2500 sqft of highly adaptable living accommodation arranged over two floors complimented by striking Oak joinery, vaulted ceilings and double height windows providing a bright and well balanced living space. Ground floor accommodation comprises a 25' central dining room, living room with exposed brick fireplace and stove, solid Oak kitchen / breakfast room with Rangemaster oven, utility and cloakroom, two ground floor bedrooms or optional reception rooms and spacious bathroom suite. To the first floor a galleried landing space serves three principle double bedrooms to include a 17' master bedroom with en-suite bathroom in addition to the main family bathroom. The property offers underfloor heating throughout the ground floor level. Outside enjoys a private frontage, approached from the lane via a five-bar gated entrance and sweeping driveway through the front lawns leading to a detached garage studio with kitchenette, large Indian Sandstone paved seating / alfresco dining space and further terrace, parking bay and area of lawn to rear complete with garden shed. The property provides doorstep access to excellent walking routes available at Brede High woods and is located just 6.2 miles from Battle mainline station offering a regular service to London Charing Cross. CHAIN FREE.**



## Front

Property approached from lane via double timber five-bar gates, extensive sweeping driveway leading through front lawns to garage / studio and front elevations, front enclosed by combination of specimen trees and hedgerow, access private drainage system, additional stock proofed post and rail fencing, large full width Indian sandstone front terrace providing a private alfresco dining or entertaining space, external lighting, Oak double doors to front leading into central dining room, low level close board fence incorporating gate to side elevations providing access to rear, studio and access via kitchen, further timber five bar gate to eastern elevations with access to aggregate driveway and rear.

## Kitchen / Breakfast room

16'6 x 13'2 (5.03m x 4.01m)

External Oak door and two Oak windows to side, further Oak window to front aspect, slate tile flooring with underfloor heating, vaulted ceiling hosting a variety of exposed Oak joinery, internal Oak doors to utility room and main living room, exposed brickwork, pendant and wall lighting, kitchen hosts a selection of matching solid Oak base and wall units with Pewter furniture beneath Oak block worksurfaces, undermounted butler sink with brass taps, stone sills, integrated below counter level fridge and dishwasher, selection of above counter level power points, fitted Rangemaster classic 110 double oven with five ring gas burner and side plate, fitted extractor with light over, tile splashbacks.

## Utility room

12'4 x 12' (3.76m x 3.66m)

Internal Oak door, slate tile flooring with underfloor heating, external solid Oak door and two windows to side aspect, further two Oak windows to rear aspect, internal Oak door to WC, pitched ceiling with exposed Oak joinery, selection of fitted Oak base and wall units with plumbing for appliances below, undermounted Butler sink with brass taps, wall unit housing a Worcester BOSCH condensing boiler, tile splashbacks and stone sills, space for American style fridge / freezer, further Rinnia tankless water heater, high level wall cupboard via Oak doors housing underfloor heating manifolds and consumer unit, radiator, built in shelving.

## Cloakroom

Internal Oak door, slate tile flooring, wall hung hand basin, concealed push flush WC, ceramic wall tiling, ceiling light and extractor fan.

## Living room

18' x 10'7 (5.49m x 3.23m)

Internal Oak door from kitchen, carpeted flooring, open access to central dining room hosting a variety of exposed timbers and brickwork, exposed brick fireplace with Oak bressumer beam housing a cast iron wood burning stove, with adjacent log store, series of wall lights, power points

## Dining room

25'3 x 11'3 (7.70m x 3.43m)

Double Oak external doors to front with matching sidelight windows, double height windows and galleried landing space above, carpeted flooring, Oak staircase to first floor, access to lobby with external door to rear, exposed brickwork and joinery, power points.

## Rear lobby

11'3 x 4'7 (3.43m x 1.40m)

Oak external door with sidelight windows to rear aspect, slate tile flooring, alarm panel and power points, exposed joinery and brickwork.

## Bathroom

10'7 x 7'2 (3.23m x 2.18m)

Internal Oak door, tumbled Limestone flooring, part timber wall panelling, ceramic wall tiling, LED ceiling downlights, traditional style radiator, Oak vanity unit with inset basin and taps, shaver point and mirror, raised platform with freestanding slipper bath, push flush WC, extractor fan, corner shower enclosure with screen door and concealed mixer, tiled shelving niche.

## Storage room

8' x 3'8 (2.44m x 1.12m)

Internal Oak door, slate tile flooring, exposed joinery, Oak window to rear aspect, built in shelving, light.

## Bedroom 4 / Office

12'4 x 10'3 (3.76m x 3.12m )

Internal Oak door, Oak effect laminate flooring expose brickwork, ceiling joinery, Oak window to side and rear aspects, wall lights, power points.

## Reception / Bedroom 2

18'1 x 10'7 (5.51m x 3.23m)

Internal Oak door, Oak effect laminate flooring, two Oak windows to side, exposed Oak joinery, series of wall lights, exposed brickwork and power points, TV point.

## Stairs and landing

Oak staircase with sensor light over, exposed joinery and Oak balustrade galleried to floor below, double height windows with pleasant and light aspect to front lawns and entrance.

## Bedroom 5

11' x 8'5 (3.35m x 2.57m)

Internal Oak door, carpeted flooring, Oak window to side aspect, Oak joinery, radiator, open access to walk-in wardrobe, power points, downlights.

## Walk-in wardrobe

13'6 x 6'5 (restricted headroom) (4.11m x 1.96m ( restricted headroom))

Carpeted flooring, timber wall panelling and exposed joinery, radiator, power points, radiator, power points, TV point.

## Bedroom 3

10'8 x 9'2 (3.25m x 2.79m)

Internal Oak door, carpeted flooring, glass partition wall with galleried aspect to ground floor and landing, Oak window to side aspect, exposed joinery, radiator, power points, TV point.

## Bathroom

8'5 x 7'1 (2.57m x 2.16m)

Internal Oak door, Oak flooring, push flush WC, pedestal wash basin, inset double ended bath suite with timber panelling, shower over with circular curtain rail and concealed mixer, vaulted ceiling with exposed joinery, ceramic wall tiling, wall mounted mirror and shaver point, extractor and light, oak door to airing cupboard, radiator.

## Airing cupboard

6'5 x 6' (1.96m x 1.83m)

Oak door, carpeted flooring, timber wall panelling and exposed joinery, light and fitted slatted shelving, power point.

## Bedroom 1

17'6 x 11' (5.33m x 3.35m)

Internal Oak door, carpeted flooring, glass partition with galleried aspect to landing and floor below, exposed joinery, two Oak windows to side, two built in wardrobes with hanging rails, pendant lighting, alarm panel, power points, TV point, exposed brickwork, radiator, internal Oka door to en-suite.

## En-suite Bathroom

13'6 x 5'3 (4.11m x 1.60m)

Internal Oak door, Oak flooring, traditional bath suite with brass taps, towel radiator, exposed joinery, push flush WC, extractor fan, fitted timber vanity with inset basin and cupboards below.

## Rear garden

Further Indian sandstone paved terrace to rear with external lighting, right of way providing access to aggregate parking bay to side, pedestrian five-bar gate to side terrace with access to studio, rear garden and internal access via kitchen, external light and power point, external part glazed doors to side and rear of garage / studio, aggregate seating area to rear with open access to rear lawn enclosed by close board feather-edged fencing, paved stepping stones leading to shed over hardstanding complete with external light.

## Garage / Studio

17' x 16'8 (5.18m x 5.08m)

Open plan room with access to a kitchenette to one end, bi-folding doors to front, LED ceiling downlights, exposed ceiling joinery, UPVC window to rear, selection of power points

## Garage / Studio kitchenette

10'7 x 8'6 (3.23m x 2.59m)

Part glazed external door to side, UPVC window to front, LED ceiling downlights, power points, kitchenette hosts a variety of matching high gloss cream base and wall units beneath stone effect laminated worksurfaces, inset one and half ceramic bowl with drainer and tap.

## Services

Private drainage system.

Mains gas central heating system.

Local Authority - Rother District Council - Band

## 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.

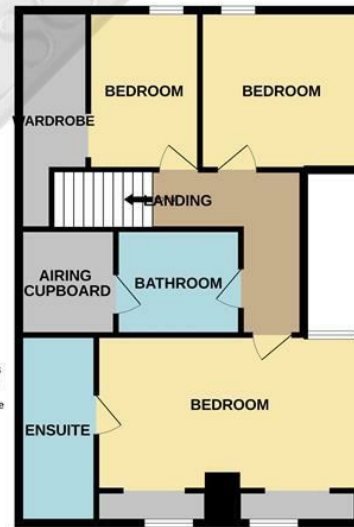




GROUND FLOOR  
1725 sq.ft. (160.2 sq.m.) approx.

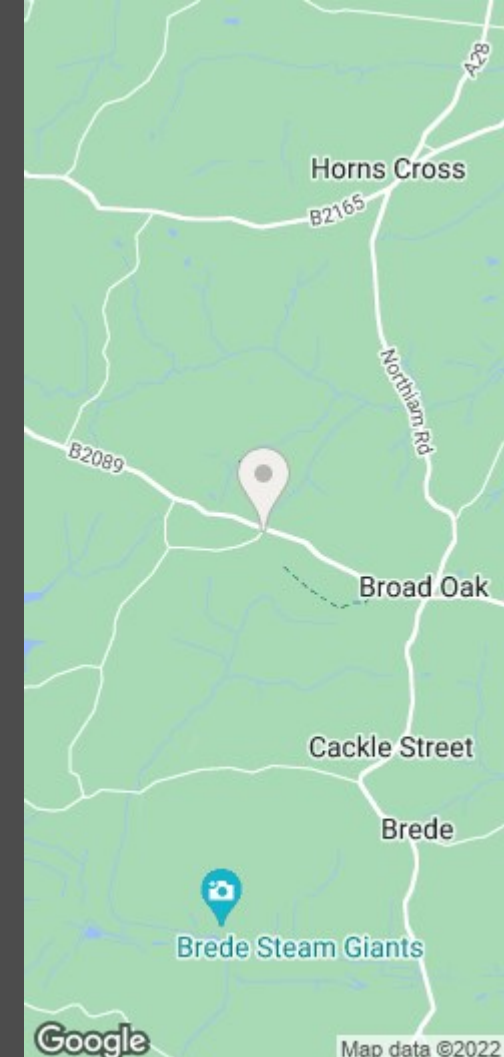


1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 2491 sq.ft. (231.5 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
		93			
		77			

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