

**RUSH  
WITT &  
WILSON**



**Crockers Barn, Crockers Lane, Northiam, East Sussex, TN31 6PY.  
£865,000 Freehold**

**A stunning three bedroom detached single storey barn conversion enjoying an idyllic rural position of Northiam Village, privately situated within 7.43 acre of stunning garden with natural ponds and wildflower meadows enjoying panoramic elevated views to the Rother Valley and beyond. Situated to the end of a peaceful no through country lane position this delightful home offers complete privacy and seclusion to any prospective purchaser. Converted in 2004 by the present owners to the highest of standards, the property offers an impressive open plan living space comprising a 30' living / dining room with vaulted ceiling's, double height glazed windows to the rear, exposed Oak joinery and handmade Oak doors, double aspect kitchen with stable door to the rear garden, cloakroom / utility room, three principle bedrooms comprising two doubles and further single, en-suite shower room facilities to the master bedroom in addition to the main shower suite. The property also offers the potential to create a first floor mezzanine floor for those seeking further living space subject to planning approval from the local authority. Outside offers private and well stocked garden laid to lawn with various seating areas and ponds to enjoy the panoramic setting, further Kitchen garden with Alpine House and Greenhouse, 23' insulated Studio, double Oak barn style garage all via a gated entrance. The property is within close proximity to the well renowned Great Dixter House & Gardens, excellent walking routes and popular Village amenities including two Convenience Stores, Bakery, Hardware Store and well regarded Doctor's Surgery.**



## Front

Private shingled driveway accessed via double Oak gates with pedestrian side gate, open double bay Oak framed garage with attached covered log store over hardstanding, PIR lighting, side access to Kitchen garden to rear enclosed by Beech hedgerow, brick retaining wall planted with a variety of ornamental Acer trees, external lighting, floor mounted external combi boiler, shingled path from drive leading to rear garden and detached studio.

## Hallway

Accessed via Solid Oak front door, Oak flooring with inset coir mat, vaulted ceiling with exposed timbers, double radiator, wall lighting, Oak ledged door with Suffolk latch to main reception room, inner hallway leading to utility room, bedroom three and kitchen, wall thermostat.

## Garden room

9'3 x 9'3 (2.82m x 2.82m)

Open access from main living room, Oak windows to front aspect, ceramic tile flooring, double radiator, internal door to bedroom 2.

## Living / dining room

30' x 17' (9.14m x 5.18m)

Impressive open plan room with vaulted ceiling hosting an array of exposed ceiling joinery, centrally divided by two half height brick walls with supporting cross beams, open access to garden room, carpeted flooring, series of wall lights, large radiator with exposed brickwork, selection of power points, TV point, space for dining table with pendant ceiling light, double radiator, lobby to bedroom 1 and main shower room, central seating area with external glazed door and double height windows enjoying open views over the garden and Rother Valley backdrop.

## Bedroom 1

12'7 x 8'7 (3.84m x 2.62m)

Internal Oak door, carpeted flooring, Oak window to rear aspect, fitted bedside furniture, vaulted ceiling with light, selection of power points, reading lights, internal Oak door to en-suite shower room.

## En-suite shower room

5'6 x 5'2 (1.68m x 1.57m)

Internal Oak door, Quartz tile flooring, push flush WC, ceramic wall tiling, wall mounted wash basin with tile splash

back and counter top, extractor fan, down lights, radiator, shower enclosure with screen door and concealed shower mixer.

## Main shower room

8'9 x 8'6 narrowing to 5'9 (2.67m x 2.59m narrowing to 1.75m)

Internal Oak door, grey wood effect vinyl flooring, vaulted ceiling with exposed joinery and down lights, Oak window to side aspect, extractor fan, built in cupboard complete with shelving and light, plinth heater, contemporary combination vanity unit comprising WC and basin with cupboards below, ceramic wall tiling, wall mounted mirror with light, traditional style radiator, large walk in shower enclosure with low profile tray, ceramic wall tiling with mixer, storage cupboard via Oak door.

## Kitchen

16' x 8'4 (4.88m x 2.54m)

Internal Oak door, ceramic tile flooring, pitched ceiling with exposed joinery, Oak window to side aspect, Oak stable door with viewing pane to rear aspect, LED ceiling down lights, kitchen hosts a selection of fitted base and wall units with laminated work surfaces, ceramic tile splash backs and selection of above counter level power points, radiator, space for freestanding fridge / freezer, inset one and half bowl with drainer and tap, under counter space for dishwasher, fitted eye level oven and grill, four ring BOSCH induction hob.

## Cloakroom/ Utility room

6'1 x 5'3 (1.85m x 1.60m)

Oak ledged door, ceramic floor tiling, wall mounted wash basin with ceramic wall tiling and laminated counter top, push flush WC, Oak window to front aspect, plumbing for appliances, wall units, pressurised heating system, ceiling light.

## Bedroom 3

9' x 8'3 (2.74m x 2.51m)

Internal Oak ledged door with Suffolk latch, carpeted flooring, exposed timbers, Oak window to side aspect, single radiator, LED ceiling down lights, power points, consumer unit.

## Detached Studio (insulated)

23'8 x 10'8 (7.21m x 3.25m)

External door, oak effect vinyl flooring, selection of power points, lighting, further external double doors to front, windows to front and rear aspect.

## Open barn style double garage

19' x 18' (5.79m x 5.49m)

Oak framed garage with pitched tile roof, PIR lighting, attached covered log store

## Garden

Shingled path from drive to leading to planted rockery garden, detached studio and main lawn providing a delightful circular paved seating area to enjoy the panoramic rural views to the Rother Valley and beyond enclosed by post and rail fencing, selection of planted shrub borders, access panel to Mantair drainage system, natural pond with a selection of specimen conifers and shrubs, garden leading to rear via paved path, external lighting, crescent patio from rear elevations with a variety of well stocked planted beds, Kitchen garden with Alpine house and greenhouse each complete with power supply, 2500 litre oil tank located behind garage, external tap.

## Land

Two large wildflower meadows led from main lawn equating to 7.43 acres with garden and two large natural ponds.

## Services

Oil-fired central heating system with external boiler and 2500 litre tank located behind garage.

Private drainage system - Sewage treatment plant.

Underground 6000 litre water harvester with three tap outlets for garden watering.

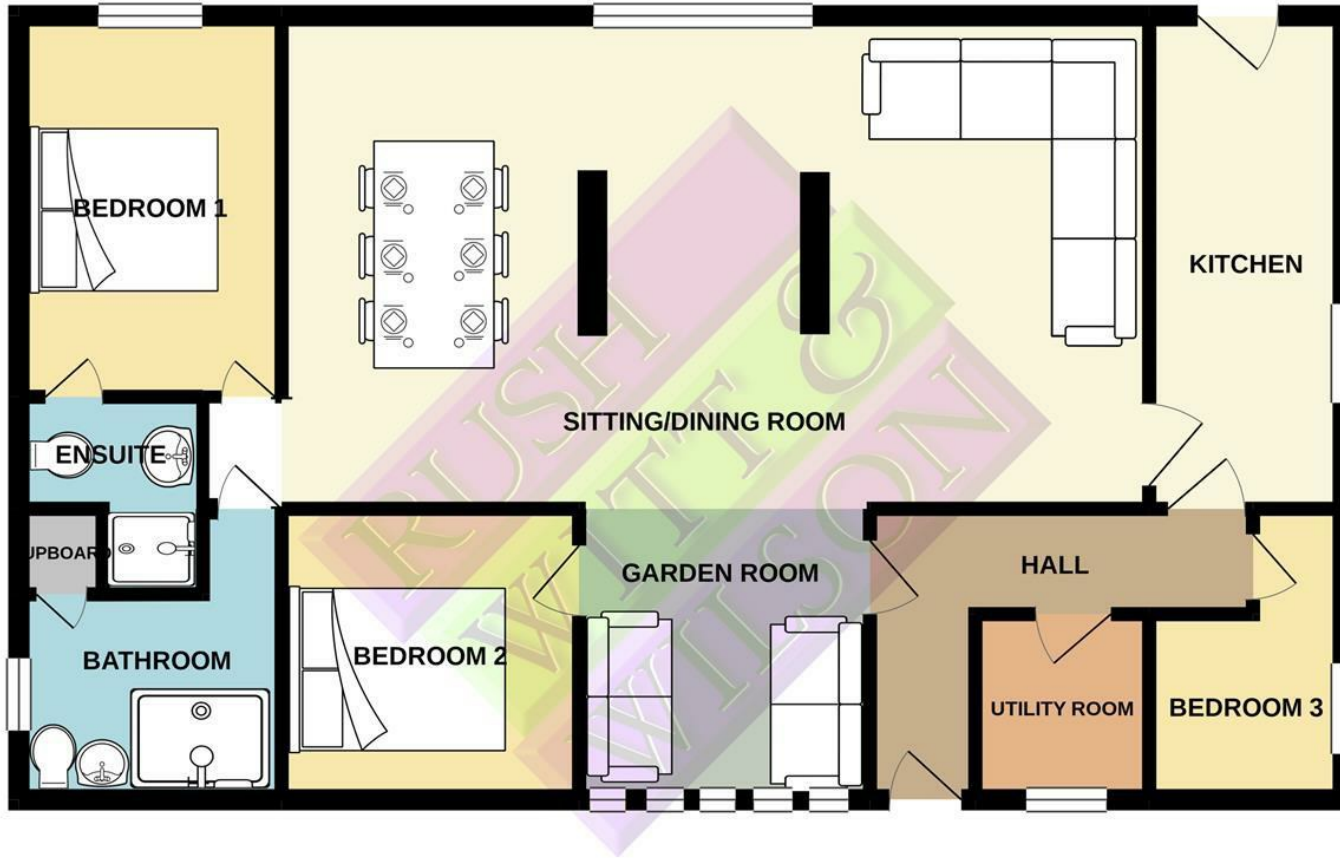
## Agents note

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.

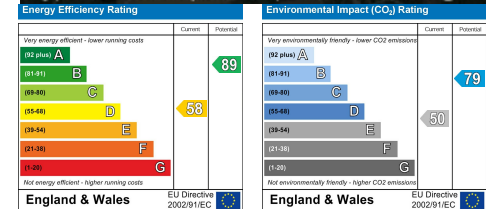
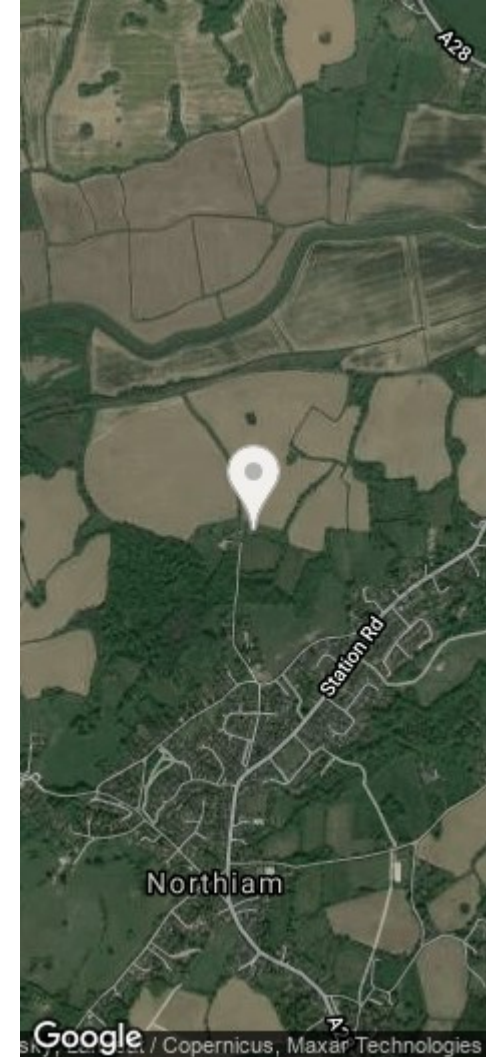




# GROUND FLOOR



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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**