

Church Farmhouse, The Village, Berwick Village, East Sussex, BN26 6SR

ROWLAND GORRINGE

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Guide Price £1,500,000

Nestled in a rolling downland landscape, this exceptional 18th-century, five-bedroom farmhouse effortlessly blends harmonious proportions with timeless period elegance.

Located at the foot of the South Downs in sought-after Berwick Village, this charming period farmhouse enjoys far reaching uninterrupted views to the South Downs and the Long Man at Wilmington. Requiring modest modernisation, this substantial five bedroom family home offers versatile accommodation, suitable for multi-generational living or as a home/income opportunity. Set within a large, well stocked garden with outstanding views, there is plenty of scope to extend the property, subject to the necessary planning consents being obtained.

The accommodation comprises covered Entrance Porch to Front Door; Reception Hall with original oak flooring leading through to the half glazed door at the end of the passage into the rear garden; double aspect Study/Day Room with feature open fireplace and fitted cupboards and shelving to either side, solid oak flooring, original sash windows; Dining Hall with sash windows; Cloakroom with pedestal hand wash basin and WC; double aspect Sitting Room with feature open fireplace with inset wood burner, solid oak flooring, original sash windows; fitted Kitchen with large picture sash window, fitted base units with solid wood worksurface over, wall mounted cupboards, integrated fridge, integrated dishwasher, double Butler's sink, calor gas Range with double oven and five burners, stainless steel cooker hood over; door to large cellar with electric light and power; rear passageway leads to Boot Room with fitted shelving; Utility Room with Butler's sink and under counter space and plumbing for washing machine and tumble dryer, range of fitted cupboards and shelving; walk-in Larder with fitted slate worksurfaces to either side, space for freestanding fridge/freezer; rear Lobby with door to garden, fitted cupboards with wood shelving and housing two oil boilers, original brick flooring; Study with exposed beams and a feature exposed brick and flint wall, door to garden, internal Cloakroom wih low level WC and pedetal hand basin.

Staircase from the Hallway leads to the Landing with Airing Cupboard housing hot water tank; small double Bedroom with fitted wardrobe, original sash window overlooking front garden; large double Bedroom with fitted wardrobe and bookase, original sash window overlooking front garden; Bathroom with fitted panel bath, heated towel rail, pedestal hand wash basin, cupboard housing fully tiled, walk-in shower cubicle with folding glass door, fitted cupboard; single Bedroom with fitted cupboard, views over the rear garden; large Family Bathroom with original oak floorboards, fitted shower unit, fully tiled with folding glass door, panel bath with mixer tap over, WC, double basin vanity unit with cupboards under, heated towel rail, views of the rear garden; double aspect Principal Bedroom with fitted double wardrobe, feature open fireplace with cast iron grate and surround; double aspect Bedroom with fitted double wardrobe; Bathroom with free standing roll-top bath with mixer tap, WC, vanity unit with hand wash basin over, access to Loft space.

Mains water and electricity. Private drainage. Oil fired central heating. Calor gas cylinder for cooking Range. Period features include original oak flooring and sash windows.

Outside:
The property is approached via a five bar gate and a shingle driveway to the side of the property with large parking area. A paved path leads to the Front Door and to a small wrought iron gate for direct pedestrian access from the street. The delightful garden is bordered by a flint stone wall to the front with mature hedging and trees to the other three sides. Young trees line the pedestrian access leading to the front door, with a colourful array of climbing roses adorning the front elevation. There is a large expanse of lawn to the side with well established flower beds, a wild flower meadow and a small orchard with apple, pear, plum and greengage trees. A wide mature border of laurel bushes and shrubs separates the expansive rear lawn from the cottage garden area with greenhouse and vegetable beds enclosed by a picket fence; large corrogated roofed tool/mower shed with soft fruit bushes to the side, and a further large timber-clad storage shed with double doors attached to the side of the property. Adjacent to the propertyis found a grass paddock ideal for livestock or a pony, accessed via a five bar metal gate to the north eastern boundary. In all the garden and paddock combined total circa 2 acres.

Location:
The Farmhouse is situated in the centre of Berwick Village within easy reach of the County town of Lewes, Eastbourne and the surrounding area. The village boasts a good pub and an old church famous for its mural decorations by the Bloomsbury artists; Duncan Bell, Vanessa Bell and her son Quentin Bell. Situated on the edge of the South Downs Way, Berwick Village is ideally placed for walkers and nature lovers and is on the doorstep of the medieval village of Alfriston with its pretty high street, collection of pubs, hotels and independent shops. Berwick main line railway station is about 3 miles away with a regular service to London Victoria. About 8.5 miles away is Lewes with its comprehensive shopping facilities, excellent schools and fast service to London Victoria. The area is rich in attractions closeby including Drusillas Private Zoo; Rathfinney Vineyards; Charleston, the famous Glyndebourne Opera House and the Severn Sisters at Cuckmere Haven.

Services:
Mains water and electricity, private drainage. Oil fired central heating.
Local Authority: Wealden District Council Tax Band G

Directions: https://w3w.co//sailed.type.thickened

Tenure: Freehold, for sale by private treaty.

Viewing is by confirmed prior appointment, for further information or to arrange a visit, please call Rowland Gorringe: 01273 471348 or email colin.sharp@rowlandgorringe.co.uk






William Boyd
armadillo
Black Mischief
COLERIDGE
BOWHAM
HITLER
DICKENS
CICERO
SEBASTIAN FAULKS


TOM WOLFE



Entrance Porch

Entrance Hall

Lower Ground Floor

Cellar
19'9" x 14'10" (6.02m x 4.52m)

Cellar
15'4" x 14'4" (4.67m x 4.37m)

Kitchen/Breakfast Room
15'4" x 14'5" (4.67m x 4.39m)

Pantry

Utility Room
14'5" x 9'8" (4.39m x 2.95m)

Dining Room
15'1" x 10'10" (4.60m x 3.30m)

Sitting Room
15'5" x 14'8" (4.70m x 4.47m)

Drawing Room
15'7" x 14'8" (4.75m x 4.47m)

Store Room
14'5" x 8'6" (4.39m x 2.59m)

Boot Room
16" x 14'8" (4.88m x 4.47m)

Study
17'2" x 14'8" (5.23m x 4.47m)

Separate WC

Store Room
17'1" x 9'8" (5.21m x 2.95m)

Landing

Bedroom One
16'2" x 15'1" (4.93m x 4.60m)

Bedroom Two
16'1" x 15'6" (4.90m x 4.72m)

Bedroom Three
15'9" x 14'7" (4.80m x 4.45m)

Bedroom Four
11'1" x 9'9" (3.38m x 2.97m)

Bedroom Five
10'9" x 9'7" (3.28m x 2.92m)

Bathroom

Separate WC

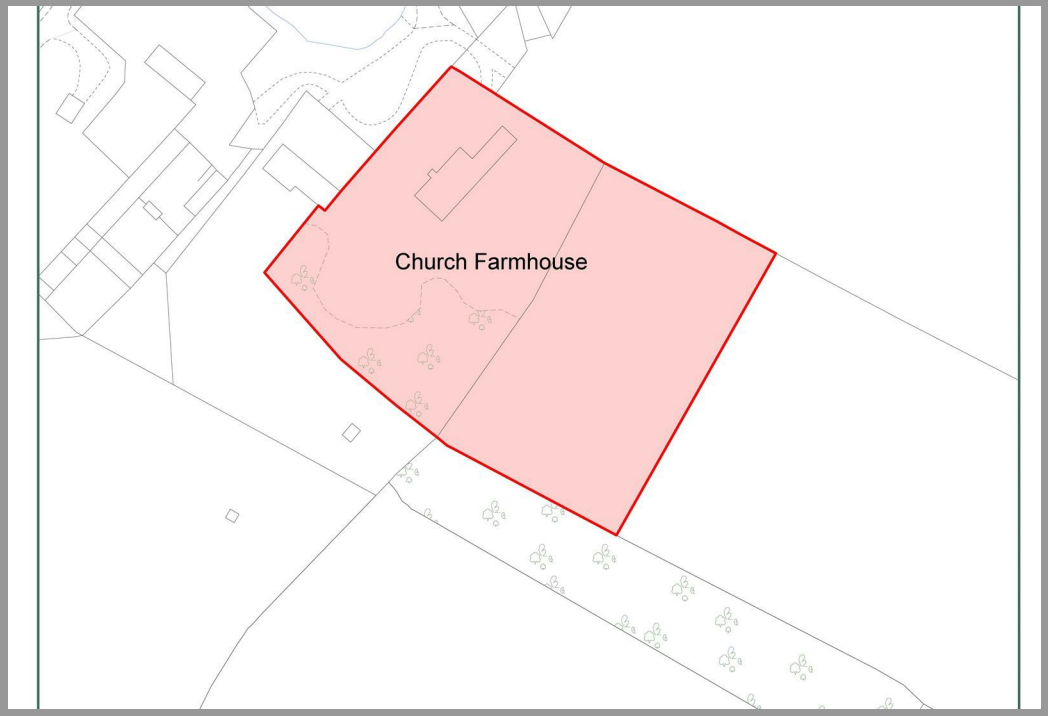
Bathroom

Bathroom

Rear Garden

Store
17'1" x 9'8" (5.21m x 2.95m)

Store
12'1" x 8'11" (3.68m x 2.72m)















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Approximate Gross Internal Area = 386.1 sq m / 4156 sq ft
(Including Cellar)
Stores = 25.7 sq m / 277 sq ft
Total = 411.8 sq m / 4433 sq ft

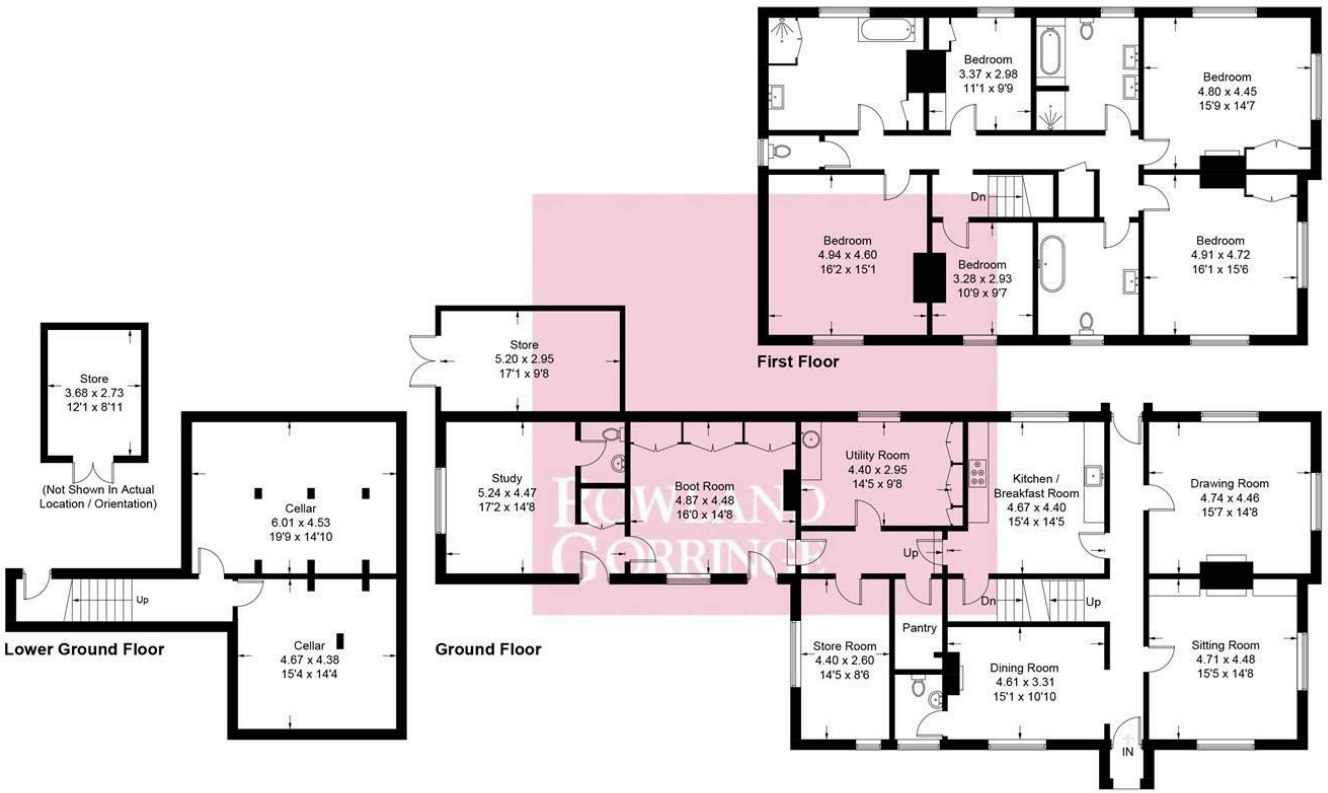


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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