

Bramber Barn, South Farm Close, Rodmell, Lewes, BN7 3HW

ROWLAND GORRINGE

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Guide Price £995,000

Bramber Barn is a bright, expertly converted period property featuring elegant knapped flint and brick elevations beneath a pitched Welsh slate roof. It is situated just a short walk from the village hall, the 12th-century church, the National Trust's Monk's House, and the traditional Abergavenny Arms pub.

This skilful and well crafted barn conversion was completed in 2001 and has created a residential home where tranquility reigns. Our client who has been the propertys only owner and resident since the conversion, has thrived in this harmonious environment where one is free to open windows and doors without any concern as to audilble noise, other than birdsong.

The Barn is accessed through a stunning vaulted reception hall featuring a dogleg staircase leading to the galleried first floor. The spacious kitchen and breakfast room is equipped with an extensive range of light wood cabinetry. This area, which houses an oil-fired boiler installed circa 2022, enjoys triple-aspect views and flows seamlessly into the dining room, providing convenient access to both the capacious conservatory and the reception hall, which includes a cloakroom.

Bathed in natural light from its east-to-west orientation, the sitting room flows into the dining area, with double casement doors opening onto a flagstone sun terrace and the walled garden beyond.

The first floor accommodation finds four bedrooms; the principal bedroom is en suite with a valuable dressing area. Each room has vaulted ceilings with feature imported (French) oak beams. Additionally, there is a spacious family bathroom equipped with a bathtub, a walk-in shower, a hand basin, and a W.C. Trap hatch to insulated roof void is found above the landing.

Outside: The property is approached via a broad gated driveway, providing secure off-road parking for vehicles with access via the brick-paved driveway leading to the vaulted double garage with electric light and power; an electric car charging point was installed in 2020. A courtesy door from the garage leads to the walled garden with a sun terrace, with a south/easterly aspect. Filled with evergreen shrubs, climbers and fragrant plants and it features a palm tree planted by the owner, who has also nurtured a thriving garden pond.

The rear garden affords complete privacy with garden gate that is hidden in plain sight; this leads to a village footpath and the Barn's adjoining fenced paddock, that is bordered by mature hedging to the north and south boundary with mini orchard comprising plum, apple and pear trees. Immediate easterly views over the adjoining farmland extend to the horizon, out over the outstanding natural beauty of the South Downs National Park.

Location:- The village of Rodmell is home to Monks House, the National Trust former home of author Virginia Woolf, which makes it a popular destination for literary enthusiasts. The superb local pub is only a short walk, with the Village Hall adjacent. Rodmell Cricket Club is close at hand as is the stunning surrounding local countryside that makes it ideal for walkers. A regular bus service operates from the main road into Lewes and beyond. The historic county town of Lewes with its comprehensive shopping, independent Depot cinema, range of cafes and restaurants and schooling for all ages is about 4 miles distant. There is a fast and regular train service from Lewes to London – Victoria in just over the hour, with nearby Southease station within walking distance.

Tenure: Freehold for sale by private treaty.

Local Authority: Lewes District Council, Council Tax Band: G - Mains water, electricity and drainage are appointed to the property. Oil fired central heating is supplied by a Worcester Bosch condensing base mounted boiler.

Directions: https://w3w.co///printer.landscape.curvy











Entrance Hall

Cloakroom

Kitchen/Breakfast Room
18'1" x 15" (5.51m x 4.57m)

Sitting/Dining Room
28'3" x 18'2" (8.61m x 5.54m)

Conservatory
18'11" x 11'4" (5.77m x 3.45m)

Landing

Bedroom one
15'1" x 11'4" (4.60m x 3.45m)

Dressing Room

En-Suite

Bedroom Two
13'5" x 7'7" (4.09m x 2.31m)

Bedroom Three
11'7" x 7'9" (3.53m x 2.36m)

Bedroom Four
11" x 8'3" (3.35m x 2.51m)

Bathroom

Rear Garden

Garage
19'11" x 19'3" (6.07m x 5.87m)















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Approximate Gross Internal Area = 172.5 sq m / 1857 sq ft
Garage = 35.7 sq m / 384 sq ft
Total = 208.2 sq m / 2241 sq ft

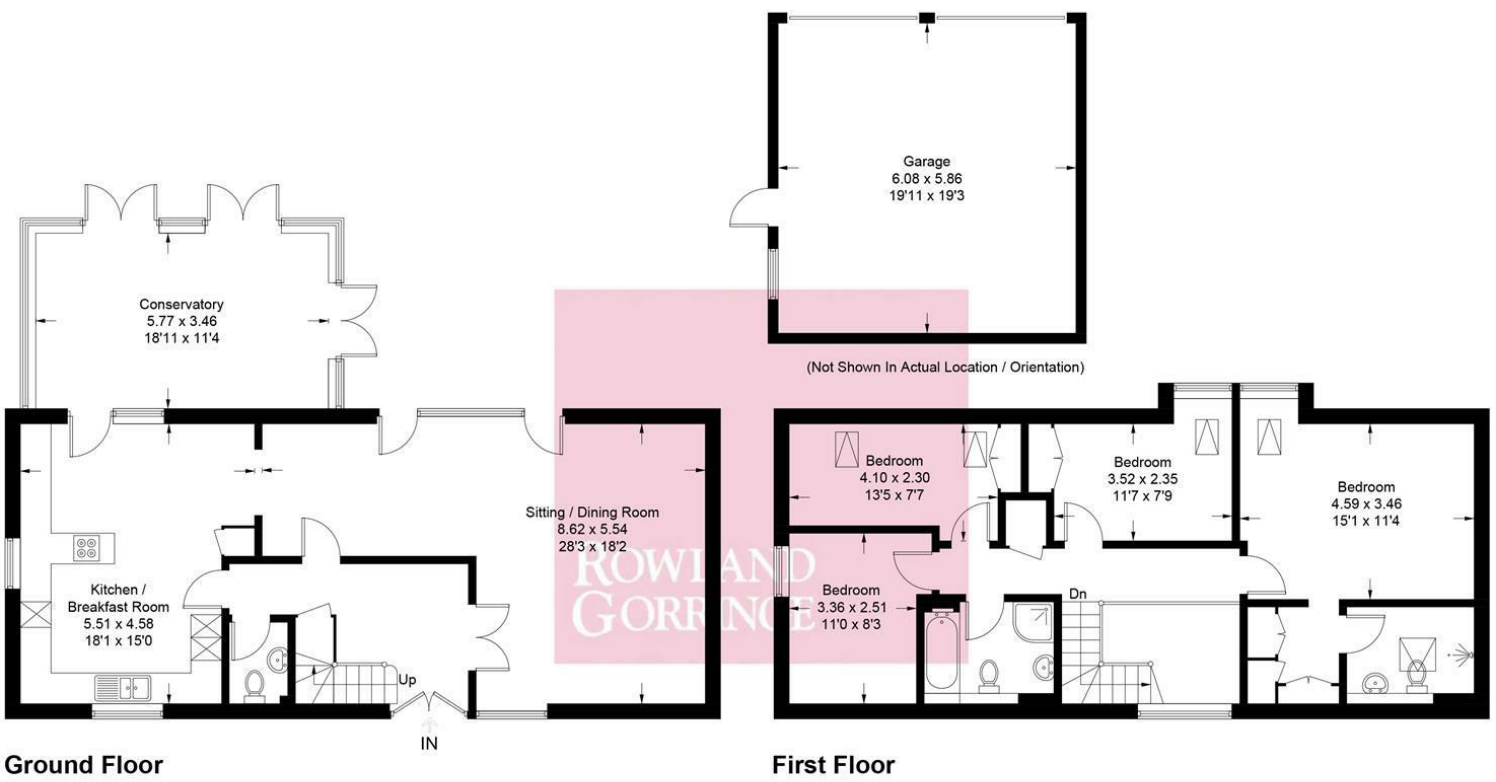


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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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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