

**SAMUEL & SON**

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**LET**

**POSSINGWORTH FARM BARN  
BLACKBOYS, EAST SUSSEX, TN22 5HL**



**A SYMPATHETICALLY RENOVATED AND AWARD WINNING BARN CONVERSION IN A RURAL  
BUT ACCESSIBLE LOCATION**

**WITH EXCELLENT TRANSPORT LINKS TO BOTH MAIN LINE TRAIN STATIONS AND ALSO  
SURROUNDING TOWNS AND VILLAGES**

**AVAILABLE UNFURNISHED UNDER A SHORT TERM ASSURED SHORTHOLD TENANCY  
AGREEMENT FOR 12 MONTHS INITIALLY**

Accommodation comprises  
Kitchen/Dining and Breakfast Room, large open plan Sitting Room, Cloakroom/Utility Room,  
downstairs WC, 3 Bedrooms all ensuite.

**GUIDE ..... £1,750 pcm**

**Tunbridge Wells 15.4 Miles. Lewes 11.0 Miles. Uckfield Station 4.8 Miles.**

### **GENERAL REMARKS AND INFORMATION**

#### **DIRECTIONS**

From London and the M25 head south on the A21 Hastings road turning south at Tonbridge on to the A26 through Tunbridge Wells and then on to the A267 through Frant and Mark Cross. At the Mayfield roundabout take the second exit and continue on the A267 for approximately 3.6 miles after which turn right at the B2100 and continue for approximately 2 miles before turning left on an unmarked road signed to Waldron. After approximately half a mile turn right into Possingworth Farm (at the post box), and Possingworth Farm Barn is situated within the Possingworth Farm workshops site.

Alternatively from Eastbourne and Hailsham, head north on the A22 and upon reaching the Boship roundabout take the second exit on to the A267, continuing for approximately 4.7 miles, thereafter slighting left on to Furnace Lane continue for approximately 3.2 miles whereupon you will reach the entrance whereafter follow the directions as mentioned above.

#### **DESCRIPTION**

#### **SERVICES**

Mains water and electricity. Shared private drainage and oil fired central heating system and boiler.

#### **OUTGOINGS**

Wealden District Council – Council Tax Valuation band is yet to be assessed.

#### **ACCOMMODATION**

A high quality bespoke barn conversion over two floors with exposed original oak beams and supports, this property provides, with its large open plan ground floor an ideal live work unit. With three bedrooms, all with en suite facilities, together with a modern but traditional kitchen, the property presented is a traditional home but with range of subtle modern luxuries. Situated in a rural location, the property, close to surrounding towns and villages with excellent transport links to major roads and to London, provides for a very attractive family live work home.

#### **GROUND FLOOR**

##### **Front door to**

**'L' shaped sitting room / Live work unit** (24'10" x 47'10" max) with exposed beams and upright supports, with large windows adjacent to the front door looking out to the car park. This quadruple aspect room boasts exposed brickwork on both the floor and walls, with modern halogen lights together with a range of atmospheric LED uplights. The room has a barn door style entrance into the rear garden. Digital thermostat, aerial point and carpeted throughout. Two steps to

**Kitchen** (24'1" x 15'9" max) with a large 'L' shaped modern units complete with new gas range with extractor hood and integrated dishwasher and wine cooler. The kitchen boasts both exposed ceiling beams and upright supports above a marbled tiled floor. The room is double aspect and incorporates a built in cupboard containing the oil fired boiler and hot water jacket with immersion heater. Also in a separate built in cupboard there is the main electrical junction box and electricity meters. Smoke and heat detectors are installed in both the sitting room and kitchen.

**Cloakroom/Utility Room** – a small room located off the southern half of the sitting room incorporates space and plumbing for a washing machine together with a separate WC (4'3" x 4'8") with automatic light and extractor fan recognition system.

A split level carpeted staircase, leads up from the sitting room to the first floor leading into a corridor and to

## FIRST FLOOR

### From the galleried landing

**Bedroom 1** (15'10" x 10'0") with exposed beams, skylight, TV aerial and carpet. The room has in-built halogen bedside lights and leads into the en suite shower room (4'10" x 9'10") which comprises a low level WC, sink, radiator and slate type floor tiles. The shower consists of a large dumper shower with an attached smaller regular shower. The en suite shower room also has an integrated automatic light and extractor fan system. From this bedroom there is a doorway leading into

A small lobby area with two halogen uplighters illuminating the exposed beams. The lobby leads into

**Bedroom 2** (11'5" x 13'3") a single aspect double bedroom with exposed beams and carpets throughout. The bedroom has two open mezzanine eaves storage areas together with a hatch to the loft. The room has barn style door leading to external steps to the back garden and is completed with an en suite shower room (5'4" x 8'2") with WC, sink, radiator, slate type style flooring and also automatic light and extractor fan system.

Also leading from the lobby

**Master Bedroom** (12'10" x 11'11") a dual aspect room with a small carpeted mezzanine eaves storage area with TV aerial points and views to rear garden. The en suite (5'9" x 8'10") comprises a WC, sink, radiator, together with a bath with telephone style shower head attachments and an automatic light and extractor fan system. The bedroom has exposed beams throughout.

**OUTSIDE** Private rear garden with established lawns (approx 9m x 9m) and also a small rockery/plantation (approx 14m x 17m). Private parking area. Small paved front area leading to the front door.

**PROPERTY MISDESCRIPTIONS ACT**

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