



## Olde Barn

Ditchling Road, Lunces Common, Haywards Heath, RH16 4QU



Mark Revill & Co

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Guide Price £1.2 million

This stunning barn conversion has been imaginatively extended creating a truly delightful home which incorporates a stylish and contemporary interior yet retaining the original character featuring a wealth of exposed wall and ceiling timbers. Olde Barn is set in beautiful grounds backing onto open countryside extending to about a third of an acre incorporating a heated swimming pool and arranged with wide paved sun terrace, courtyard and well tended lawns with herbaceous borders stocked with a wide variety of plants, all enclosed by clipped mixed hedging offering total privacy and seclusion. The original barn is believed to date back some 400 years and the accommodation is principally arranged on the ground floor incorporating an impressive double aspect living room with vaulted ceiling with first floor galleried home office or bedroom 4, an excellent comprehensively fitted kitchen/breakfast room with series of bi-fold doors opening to the sun terrace and garden, 3 bedrooms all with en suite shower/bathrooms plus a useful utility/boot room and downstairs cloakroom. The property has the benefit of gas fired central heating and double glazing, there is a detached timber framed double cart style car port plus garage approached by a wide stone filled drive and forecourt offering parking for numerous vehicles. **CHAIN FREE.**

Occupying a delightful rural location on the southern edge of Haywards Heath just under 2 miles from the town centre with its wide range of shops, The Broadway with its array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstores and a mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are a number of well



regarded schools and colleges both private and public within the locality including Cumnor House, Great Walstead, Burgess Hill School for Girls, Ardingly College and Hurstpierpoint College. The A23 lies 8.8 miles to the west providing a direct route to the motorway network, Gatwick Airport is 16.7 miles to the north and the cosmopolitan city of Brighton and the coast is 12.7 miles to the south. There are a network of footpaths in the immediate locality linking nearby Ditchling Common whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Glazed Entrance Lobby** Solid timber front door. Vaulted ceiling with full height glass panels overlooking the front entrance and rear garden. Exposed wall and ceiling timbers. Tiled floor. Opening to:

**Splendid Living Room** 26'11" x 16'9" (8.20m x 5.11m) A stunning dual aspect room with wealth of exposed wall and ceiling timbers incorporating 2 feature full height windows overlooking front courtyard and gardens to the side. Attractive wood burner style gas fire on slate hearth. 4 column radiators.

**First Floor Galleried Home Office** 16'8" x 10'6" (5.08m x 3.20m) Exposed ceiling and wall timbers. Suitable as fourth bedroom if desired.

**Inner Lobby** Part tiled floor. Deep recess housing Glow-worm gas boiler, hot water cylinder and fitted cupboard, tiled floor. Opening to kitchen.

**Cloakroom** Close coupled wc, circular glass basin with single lever mixer tap. Extractor fan.

**Utility Room** 7'9" x 7'3" (2.36m x 2.21m) Range of fitted shelving. Fitted timber worktop, shelving beneath. Large understairs storage cupboard. Tiled floor.

**Superb Kitchen/Breakfast Room** 15'6" x 15'4" (4.72m x 4.67m) Comprehensively fitted with a quality range of high gloss fronted units with granite work surfaces and upstands comprising inset stainless steel bowl and a half sink, mixer tap, extensive L shaped work surfaces, cupboards, drawers, integrated Bosch **washing machine**, **tumble dryer** and **dishwasher** beneath. Britannia brushed steel **range cooker** incorporating 2 ovens, 6 ring gas hob, granite splashback and brushed steel extractor hood over flanked by wall cupboards. Tall recess for American style fridge/freezer, open shelved unit over and flanked by tall pull out wire basket larder units and tall storage cupboards. Vaulted ceiling with exposed ceiling timbers. Tiled floor. Double glazed sliding bi-fold doors to rear garden. Further door to outside.

**Inner Hall** Full height window. Ceiling timber. Radiator. Stairs to first floor.

**Bedroom 1** 15'2" x 13' (4.62m x 3.96m) Double aspect. Built-in double and single wardrobe with natural timber doors. Wall mounted air conditioning unit. Double glazed window. Ceiling and wall timbers. Radiator. Double glazed casement doors flanked by tall windows to rear garden.

**Luxury En Suite Bathroom** White suite comprising double ended free standing bath, glazed shower cubicle, Mira fitment with remote control, hand held and rain water fitments, basin with single lever mixer tap, drawer under, wc with concealed cistern. Recessed illuminated mirror fronted cabinet. Heated chromium ladder towel warmer/radiator. Extractor fan. Fully tiled walls. Contemporary tiled floor.

**Bedroom 2** 13'10" x 9'4" (4.22m x 2.84m) Double aspect. Built-in double wardrobe with natural timber doors. Wall mounted air conditioning unit. Upright radiator.

**En Suite Shower Room** White suite comprising fully tiled shower with glazed screen, close coupled wc, counter mounted basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Large wall mirrors to one corner. Velux window.

**Bedroom 3 with Mezzanine Floor** 12'1" x 11'8" (3.68m x 3.56m) 3 Velux windows. Built-in wardrobe with natural timber door. Radiator. Ladder to **mezzanine floor** offering an ideal storage area.

**En Suite Shower Room** White suite comprising fully tiled shower with glazed screen, close coupled wc, counter mounted basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Large wall mirror to one corner. Velux window.

## OUTSIDE

**Detached Timber Framed Double Cart Style Car Port & Garage** Garage 16'8" x 12'8" (5.08m x 3.86m) housing gas boiler and filtration unit for swimming pool. Light and power point. Eaves storage over car port.

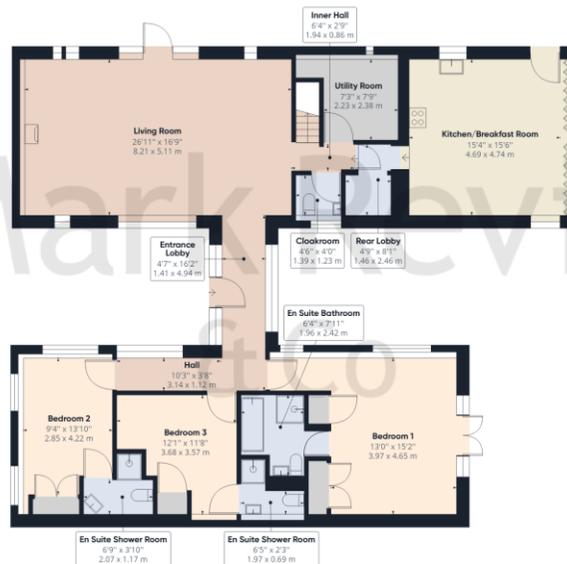
**Drive and Forecourt** Stone filled with twin five-bar gates. Offering parking for numerous vehicles. Paved entrance path with inset mill stone to main entrance.

**Delightful Gardens Backing onto Open Countryside** Arranged principally to the rear and west side of the barn. To the rear is a wide paved terrace with adjacent herbaceous bed planted with flower cherry tree. Adjoining hard landscaped red brick terrace and gravelled filled courtyard with water feature, paved pathways, adjacent kitchen garden. Large well tended lawn planted with a wide variety of shrubs, trees and bushes, bark filled pathway to one side providing access to a small wooded area at the far end with compost. To the side, paved steps from the house provides access to a **heated swimming pool** 27'10" x 14'2" (10 feet at deep end) with adjacent paved and red brick sun terrace partially enclosed by clipped box hedging. Adjacent lawn and stepping stone path to front. The garden is fully enclosed by clipped mixed hedges including laurel and privet offering the garden total privacy and shelter.  
**In all about a 0.33 acres.**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1755.45 ft<sup>2</sup>

163.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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