



Black Oak Barn

Pound Green Lane, Etchingwood, Buxted, Uckfield, East Sussex, TN22 4PL

BLACK OAK BARN

A rare opportunity to undertake the conversion of a Grade II listed barn with planning consent granted to provide 2,781 square feet of accommodation on the outskirts of Buxted with new stable yard, sand school and paddocks. Approximately 4.6 acres in total.

As Consented

- Open Plan Kitchen/Dining/Living Room
- Utility Room
- Cloakroom
- 5 Bedrooms
- En-Suite Shower Room
- 2 Bathrooms
- Mezzanine Floor
- Double Car Port
- Single Garage
- Rear Cycle Store
- Log Store
- Courtyard Garden
- Newly constructed Stable Yard
- Newly installed 20m x 60m Sand School
- Land totalling approximately 4.6 acres

DESCRIPTION

Black Oak Barn is a Grade II listed barn dated to the late 17th century being a four bay barn with full height double wooden cart doors, attached brick cow sheds and a former stable building with hay loft and some sandstone exteriors. The property has had planning consent granted (Planning ref: WD/2019/1908/LB) for the conversion and part demolition/new build to create what will be a superb property of approximately 2,781 sq ft in an attractive rural position with a stunning westerly aspect enjoying magnificent sunsets

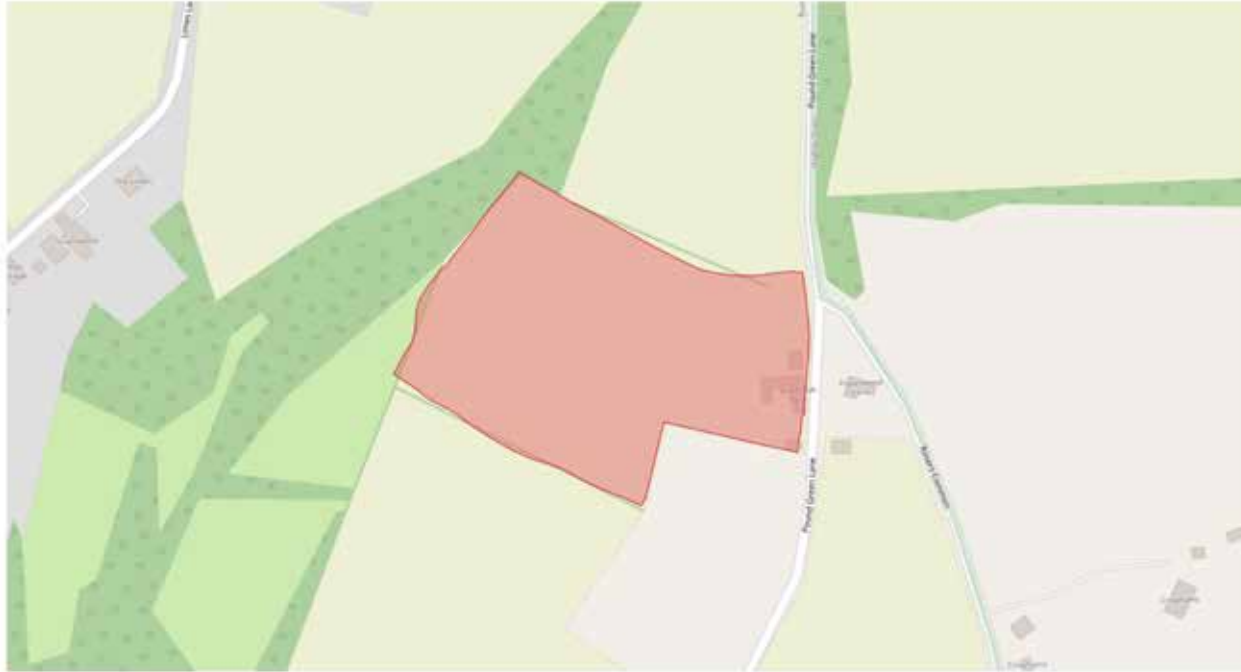
The main features of the property will be:

- Creation of a stunning ground floor open plan **Kitchen/Dining/Living Room** with full height ceilings, mezzanine floor and full height windows incorporating the double barn doors.
- An extended wing providing **Bedroom Accommodation** with three generous rooms, one **Bedroom** having an **En-Suite Bathroom** and views out to the adjoining countryside. **2 further Bedrooms** and a **Family Bathroom** with separate bath and shower.
- Link to the former stable/hay loft providing **Annexe Living** with **2 Bedrooms** and a further **Bathroom**.

OUTSIDE

Black Oak Barn is situated round a court yard and a gate to the rear accessing the paddock. To the side of the property provision for a double car port with a single closed garage, bike shed and log store. There is a gravel track leading down to a newly constructed stable yard which comprises of three stables, a large tractor shed, hay store and day room with a kitchenette, plumbing and a WC. Just beyond this is a recently installed sand school measuring 20m x 60m along with several paddocks, in all totalling approximately 4.6 acres.





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AMENITIES

Local: Buxted offers a village shop and two public houses.

Towns: Uckfield (3 miles), Heathfield (6.7 miles), Lewes (12.6 miles), Tunbridge Wells (13 miles), Brighton (21.8 miles).

Transport: Buxted Railway Station (1 miles) services to London in approximately 1 hour. Uckfield Railway Station (3 miles) services to London in approximately 1 hour. Gatwick Airport (26 miles).

Schools: Buxted Primary School www.buxtedce.e-sussex.sch.uk Uckfield College www.uckfield.college Heathfield College www.heathfieldcc.co.uk Lewes Old Grammar www.logs.uk.com Skippers Hill www.skippershill.com Bedes www.bedes.org Bramblytye www.bramblytye.co.uk

Leisure: Piltdown Golf Club www.piltdowngolfclub.co.uk Ashdown Forest www.ashdownforest.org South Downs National Park www.southdowns.gov.uk

DIRECTIONS

From the centre of Buxted at the mini roundabout turn into Framfield Road and continue into Lime Lane before bearing right into Nan Tucks Lane. On reaching the next crossroads with Pound Green Lane turn left and continue for about half a mile where Black Oak Barn will be found on the left hand side.

What3Words: ///unheated.imparting.scoping

Additional Information

Local Authority: Wealden District Council Telephone 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Mains water and electricity. No mains gas. No mains drains.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX414865

Plans: Interested parties are advised to examine the resources available on Wealden District Council planning portal: www.planning.wealden.gov.uk quoting planning reference: WD/2019/1908/LB

GUIDE PRICE £900,000 - £1,000,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

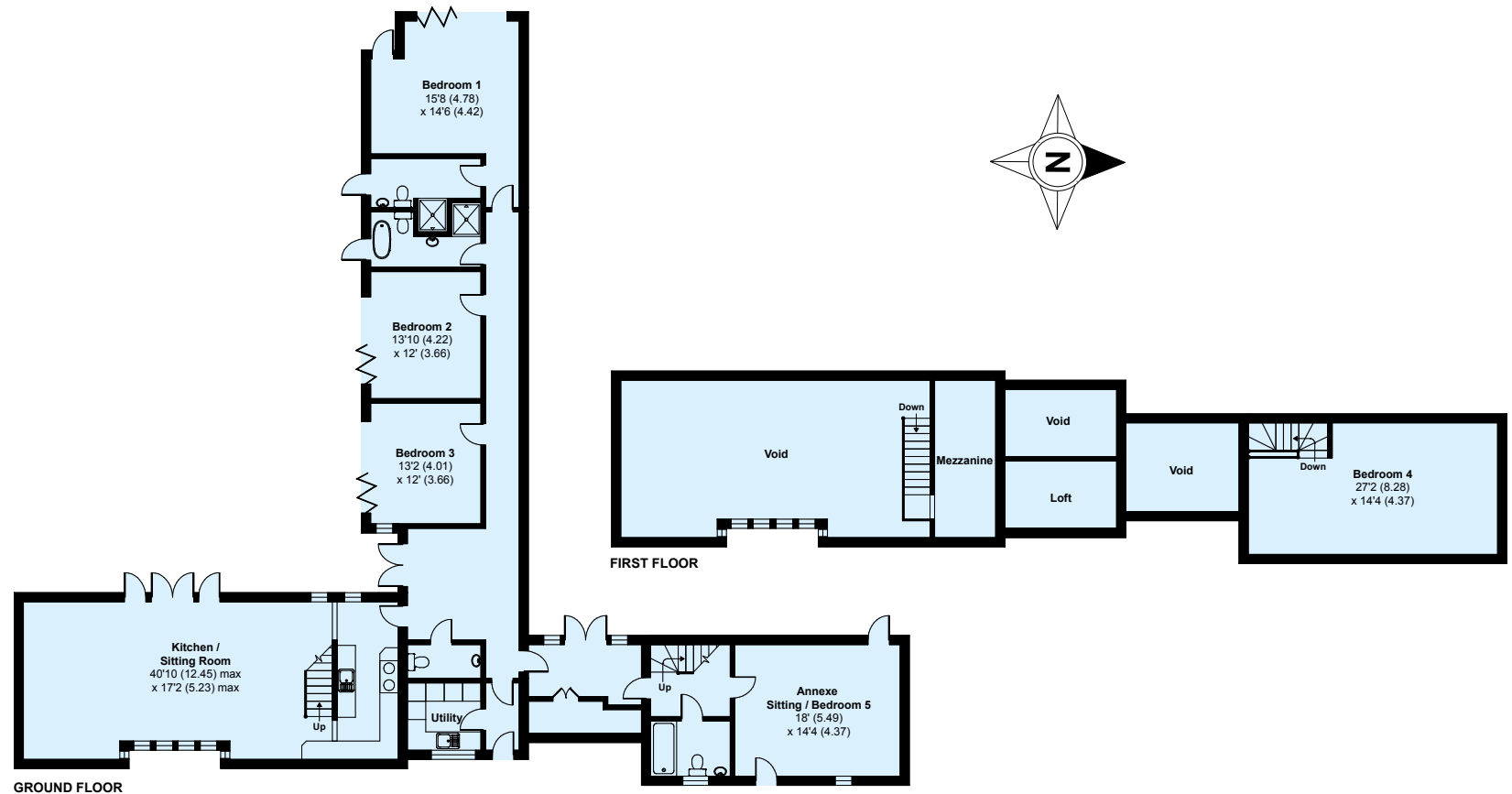
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Approximate Area = 2781 sq ft / 258.3 sq m (excludes void areas)

For identification only - Not to scale



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