



# The Stables

Allium Farm, Lewes Road, Framfield, Uckfield, East Sussex TN22 5RE

Batcheller  
Monkhouse

Our Corner of England

# THE STABLES

A truly superb barn conversion comprising of three double bedrooms with en suite, and wonderful open plan kitchen/dining/sitting room with bifold doors leading out to a large paved patio. Nestled within 7.5 acres of paddock, the property enjoys stables, a store, sandschool, gardens and overlooks the South Downs.

## Ground Floor

- Entrance Hall
- Cloakroom
- Inner Hallway
- Kitchen/Dining/Sitting Room
- Utility Room
- 3 Bedrooms

- Main Bedroom with Dressing Room and En-Suite Bathroom
- A further En-Suite Bathroom and En-Suite Shower Room

## Outside

- 3 stables
- Feed and Tack Rooms
- Agricultural Store with Part-Boarded Loft Space Above with Adjacent Workshop
- Two Stores
- 7.5 Acres of Paddocks and Gardens



## DESCRIPTION

This beautifully crafted and designed contemporary barn conversion was lovingly converted by the current owners in 2019. The elegant features of the property include: underfloor heating throughout, flagstone flooring, LED lighting, bifold doors leading out to the patio from an impressive 39ft kitchen/dining/family room. These elements contribute to a modern and spacious living environment blending contemporary amenities with the charm of a barn conversion.

The main features of the property include:

- **Entrance Lobby** providing access to **Cloakroom**.
- Double glass doors then welcome you into an **Inner Hallway** flooded with natural light cascading from high Velux windows in the ceiling.
- There are three beautifully presented **Double Bedrooms** along the hallway, each serviced by contemporary bathrooms.
- The **Main Suite** enjoys views across open fields and countryside and includes a vaulted ceiling, a well-appointed dressing room and a contemporary bathroom with his and hers sinks, separate shower and bath.
- The **Second Bedroom** enjoys views to the front of the property and features a walk-in wardrobe and an en-suite shower room.
- **Bedroom Three** is another double bedroom, also serviced by an en-suite bathroom.
- The real hub of the home is the 39ft **Kitchen/Dining/Sitting Room**. The open plan area forms three distinct spaces linked via the stone flooring.
- The **Sitting Room Area** is at the end and features a TV space along with access to the first set of bifolding doors leading to the rear patio.
- At the other end of the space is the **Kitchen Area** which comprises of a range of grey gloss fronted cupboards and drawers. A white marble worktop centre island houses a dishwasher and integrated bin, as well as the hob and sink. Cupboards house a fridge and freezer, along with larger cupboards and storage.
- Between these two areas is the **Dining Area** with space for a dining table and chairs, also featuring a second set of bifolding doors leading to the patio.
- A useful **Utility Room** is adjacent to the kitchen with its own external door, and similar cupboards providing storage, along with an inset sink and integrated washing machine and tumble dryer.





## OUTSIDE

The property is accessed from a part-shared driveway leading to a private driveway with an electric rolling gate. To the front of the property is the sandschool/menage and a lit parking area, with additional parking located behind the house. The rear gardens are fence enclosed and feature a paved patio area complete with decking and a raised fish pond. The patio offers an open vista over the level rear garden which includes a small flower bed and extends to the paddocks beyond.

To the opposite side of the driveway is a small lockable store plus a large open agricultural store with loft storage area and a separate store. Beyond these are the stables, comprising of three stables, a feed room and tack room, all with water and power supplies. The paddocks are fenced and enjoy a south-westerly aspect towards the South Downs National Park. The property is ideal for equestrian pursuits or other recreational uses subject to any changes in permissions.

## [CLICK HERE](#) to watch the Video Tour

## AMENITIES

**Local:** The property lies in the popular village of Framfield.

**Towns:** Uckfield (3.1 miles) for a wide range of shops, including major brand supermarkets, an independent cinema and leisure centre. Heathfield (5.9 miles), Lewes (10.3 miles), Brighton (19.8 miles), Tunbridge Wells (17.2 miles).

**Transport:** Uckfield Station (3 miles) with direct line to London Bridge. Gatwick Airport (30.3 miles).

**Schools:** Blackboys Primary School [www.blackboys.e-sussex.sch.uk](http://www.blackboys.e-sussex.sch.uk) Framfield Primary School [www.framfieldcep.e-sussex.sch.uk](http://www.framfieldcep.e-sussex.sch.uk) Buxted Primary School [www.buxtedce.e-sussex.sch.uk](http://www.buxtedce.e-sussex.sch.uk) Uckfield College [www.uckfield.college](http://www.uckfield.college) Heathfield Community College [www.heathfieldcc.co.uk](http://www.heathfieldcc.co.uk) Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com) Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk) Bedes [www.bedes.org](http://www.bedes.org) Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com)

**Leisure:** East Sussex National Golf Club [www.eastsussexnational.co.uk](http://www.eastsussexnational.co.uk) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

## DIRECTIONS

From High Street, Uckfield heading south on the towards Hempstead Road, Uckfield, continue onto New Town. At the roundabout continue straight on to Eastbourne Road, at the roundabout take the second exit and stay on the Eastbourne Road, slight left, turning right onto the Lewes Road B2192 and the destination can be found on your left hand side. Look for the signs for Allium Farm.

**What3Words:** reset.ascent.repeating



#### Additional Information

**Local Authority:** Wealden District Council, Vicarage Lane, Hailsham. Telephone 01323 443322 Website [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains electricity, drainage and water, LPG heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX 240059

**EPC:** EPC rating D

**Council Tax:** Band G

**GUIDE PRICE £1,150,000 - £1,200,000**

#### Viewings

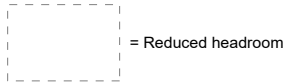
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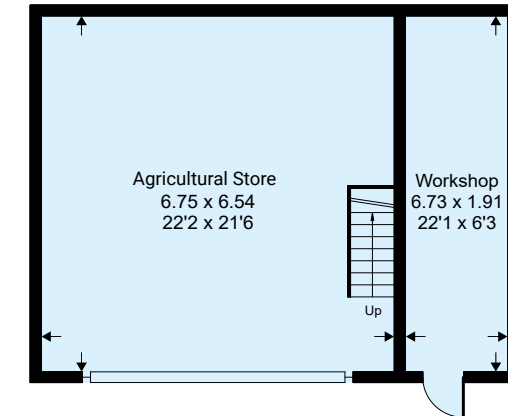
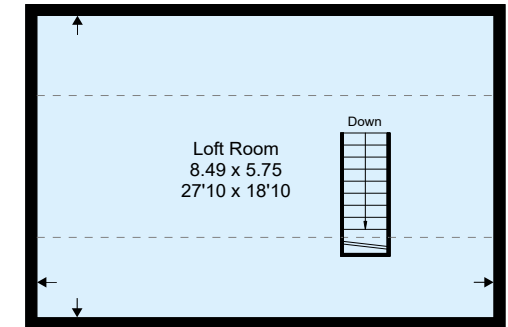
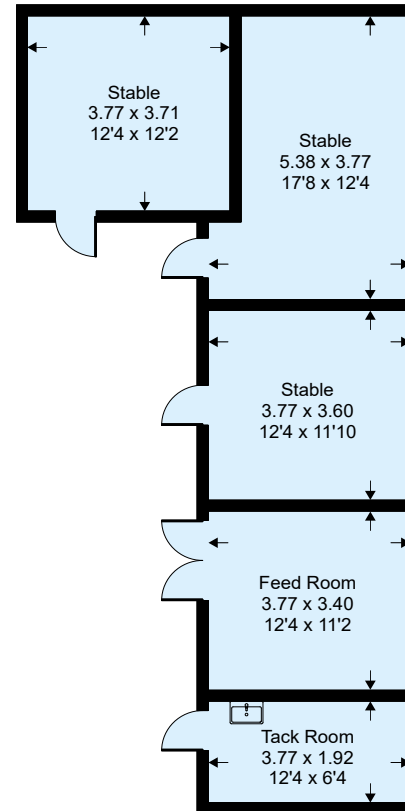
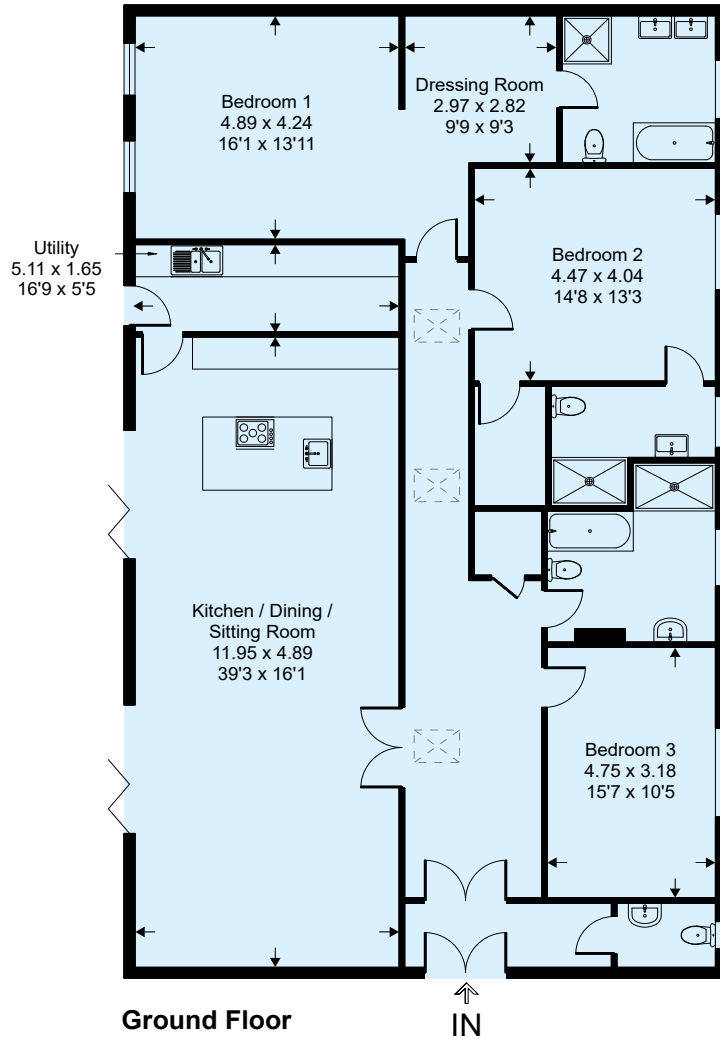
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# The Stables, TN22

Approximate Gross Internal Area = 186 sq m / 2003 sq ft  
Approximate Garage Internal Area = 106 sq m / 1144 sq ft  
Approximate Outbuildings Internal Area = 74 sq m / 795 sq ft  
Approximate Total Internal Area = 366 sq m / 3942 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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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;

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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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