



NORTHAM
RYE, EAST SUSSEX

JACKSON-STOPS 

YEW TREE BARN, BECKLEY ROAD, NORTHIAM, RYE,
EAST SUSSEX, TN31 6JB

IN A PEACEFUL SETTING, A MOST ATTRACTIVE GRADE II LISTED CONVERTED BARN PROVIDING OVER 3,000 SQ FT OF VERSATILE ACCOMMODATION AND VIEWS OVER ROLLING SUSSEX COUNTRYSIDE



DESCRIPTION

Yew Tree Barn is a striking period barn dating from the 18th century, sympathetically converted about twenty-five years ago to provide versatile split-level accommodation ideal for entertaining and family life. Set amid mature gardens with an all around attractive outlook, it is a charming and characterful country home.

Internally, original beams and timbers are complemented by a wealth of custom made solid oak joinery including traditional latch doors, floor boards and staircase with galleried landing. Some rooms are divided by open studwork, creating an open plan feel and taking advantage of high levels of natural light. Décor is in a range of tasteful tones and underfoot there are natural stone and terracotta floor tiles along with neutral carpeting.

The entrance to the property is set within the original wagon entry door which now houses tall windows inset with smart plantation shutters. The drawing room is enhanced by a splendid inglenook fireplace housing a wood-burning stove. The adjoining dining room gives access to a good sized study with gallery and storage. There is also a welcoming sitting room with French doors to the terrace which leads directly onto the kitchen/breakfast room. Fitted with a range of cream cabinets providing generous levels of storage, there are natural stone floor tiles beneath and access to the utility room which provides further storage. The west wing comprises a ground floor bedroom, shower room and hall area with direct access to the side entrance and drive.

Upstairs the three double bedrooms are accessed via a bright and airy galleried landing. The double aspect master bedroom is particularly spacious and benefits from fitted wardrobes and a luxurious en suite shower room. There are two further bedrooms which have fitted cupboards, and a family bathroom. A substantial attic above provides potential for the creation of further accommodation with planning permission in perpetuity.



FEATURES

- Drawing Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study / Bedroom 5
- Utility Room
- Four Bedrooms
- 3 Bath/Shower Rooms
- Substantial Attic
- Circa 1/3 acre Gardens
- Garden Store
- Generous Parking



OUTSIDE

The established landscaped gardens are delightful, lavishly filled with flowering shrubs and herbaceous plants generating colour and interest throughout the year. There is a substantial sunken terrace at the rear of the house providing a secluded and sheltered spot. The terrace may be accessed directly from the sitting room and kitchen, perfect for summer parties. It is surrounded by established rockeries, beds and borders and flanked by a climber clad pergola. Further mature flowering shrubs border the lawn and lead down to the rear where the garden adjoins open farmland. Views over rolling Sussex countryside provide a wonderful backdrop to the gardens and grounds. The gardens amount to about a third of an acre in all.

Generous levels of parking are provided both on the in-and-out driveway at the front of the house and behind a secure gated area at the side of the property. A good sized timber outbuilding located here provides garden and log storage. Views from the gardens over rolling Sussex countryside provide a welcome backdrop.



SITUATION

Yew Tree Barn is set on the rural periphery of the Wealden Village of Northiam, surrounded by open countryside. The village offers a number of local services including convenience store, bakery, doctor's surgery and public houses. The nearby Cinque Port Towns of Rye and Tenterden both offer a good selection of shops and amenities in a pleasant environment.

A range of private and state schools in the area include Benenden School, Vinehall at Robertsbridge, St Ronan's at Hawkhurst, Claremont Prep School at St Leonards and Claremont Senior School at Bodiam, Buckswood at Guestling, Northiam Primary School, Rye College, Homewood School at Tenterden and Frewen College in Northiam. The nearby A28 gives access to the A21 to the M25 for London, Heathrow and Gatwick Airports and also to the M20 to Dover, Folkestone and Ashford.

Ashford International Station provides services to London St Pancras operate (journey times from 37 minutes). Robertsbridge Station offers services to London Charing Cross and Cannon Street (journey times about 1 hour 20 minutes).

Tenterden 8 miles
Rye and the Coast 7 miles
Robertsbridge Station 9 miles
A21 8.5 miles
Ashford 20 miles
(All distances approximate)

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000



DIRECTIONS

From Hawkhurst head South East on the A268 towards Rye which briefly becomes the A28. Continue for approximately 8 miles through Northiam High Street before turning left onto the B2088. Turn right onto the B2165 at Clayhill and after 0.9 miles Yew Tree Barn is down on the left hand side.

AGENT'S NOTES

- i) There is a sprinkler system on the ridge of the cedar roof tiles
- ii) The attic has planning permission for the addition of roof windows
- iii) The eastern portion of Yew Tree Barn is attached to a garden store owned by a neighbouring property
- iv) Under Section 21 of the Estate Agents Act 1979 we are required to disclose the vendor of this property is a 'connected person'.

PROPERTY INFORMATION

- Services: Oil fired central heating. Mains electricity and water. Private drainage system.
- Local Authority: Rother District Council, Rother
- Council Tax band: G (£4,082 for 2024/25)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

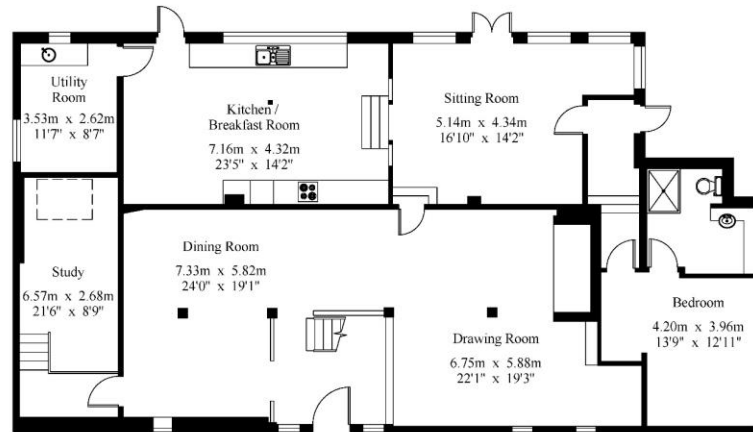
Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

IMPORTANT NOTICE

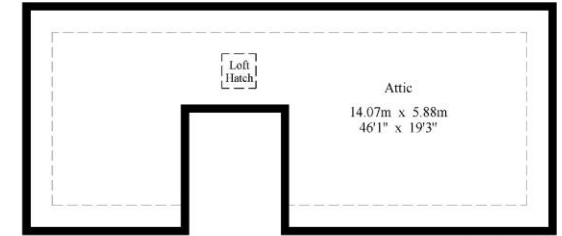
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Yew Tree Barn

Gross Internal Area : 296.0 sq.m (3186 sq.ft.)
(Excluding Attic)

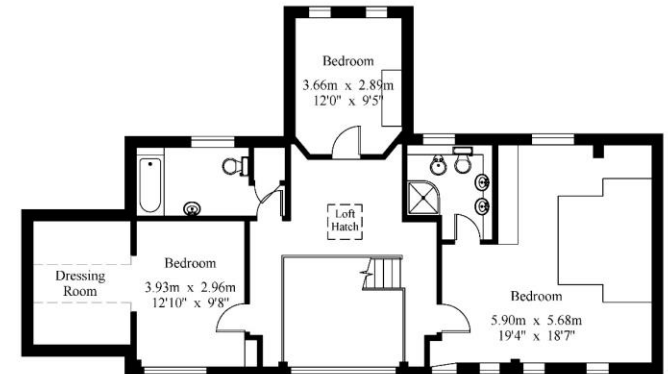


Ground Floor

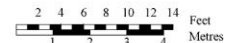


Attic

--- Restricted Height



First Floor



For Identification Purposes Only.

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