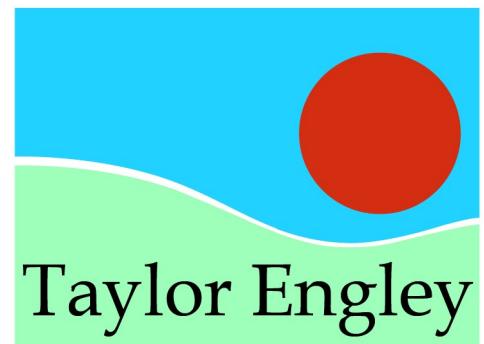


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**The Granary, Bodle Street Green, East Sussex, BN27 4UD**  
**Asking Price £899,950 Freehold**

Taylor Engley are delighted to bring to the market this charming five bedroom detached former granary, that offers a wealth of character features and exposed timbers and brickwork. Situated in a highly sought after elevated position enjoying far reaching countryside views, this CHAIN FREE property enjoys grounds of approximately SEVEN ACRES, to include six acres of woodland and a large pond to rear. There are two separate driveways that offer plenty of off road parking and a spacious garage. The Granary is not listed, so offers potential for further extension or alterations, subject to any necessary planning consents. EPC = D



**The timber framed Granary** is believed to date back circa 1620 and around 1875 a large brick built extension was added to the property, to offer a square oast house for drying hops. It offers versatile living accommodation, with two separate entrances and is currently arranged as four reception rooms, a kitchen/diner, utility room, five bedrooms and two bathrooms.

The grounds are currently arranged as approximately six acres of woodland that can be accessed via the garden, or via a separate gate to the road, there is also a separate water supply to the woodland. The remaining grounds wrap around the property and out to the rear, with farmland beyond and far reaching countryside views. We have been advised that the land in the views is designated as of special scientific interest, white land and is protected from further new buildings and developments.



## GLAZED FRONT DOOR TO:

### ENTRANCE HALL

Impressive oak circular staircase with a feature tree trunk centerpiece from an oak tree that was once growing in the grounds of The Granary, part tiled floor, window with outlook to front, radiator, wealth of exposed beams.

### STUDIO/GAMES ROOM

20'01" x 16'05" (6.12m x 5.00m)

Radiator, exposed beams, door to garage, door to side entrance hall.

### SIDE ENTRANCE HALL

Wooden door, wooden staircase to first floor landing.

### CLOAKROOM/WC

Suite comprising low level WC, pedestal washbasin, radiator.

### STUDY

8'06" x 7'07" (2.59m x 2.31m)

Radiator, window to rear enjoying far reaching views, exposed timbers and brickwork.

### SITTING ROOM

16'04" x 12'02" (4.98m x 3.71m)

Large picture windows enjoying views over the pond and countryside beyond, three radiators, exposed beams, door to garden.

### KITCHEN/DINER

16'09" x 12'01" (5.11m x 3.68m)

Fitted with a range of wooden fronted cupboards and drawers, space for freestanding cooker with extractor hood over, sink unit, worksurfaces, feature brick flooring, wood burner used for central heating and hot water, exposed timbers.

### UTILITY ROOM

12'02" x 7'07" (3.71m x 2.31m)

Plumbing for washing machine, windows to side and rear.

### SECOND SITTING ROOM

32'10" x 12'01" (10.01m x 3.68m)

Impressive brick fireplace surround with wood burning stove for central heating, exposed timbers, windows enjoying outlook to front and side, door to front.

Two staircases lead to the first floor landing, enjoying a wealth of exposed timbers, natural light panels to ceiling.

### BEDROOM ONE

17'01" x 16'8" approximately (5.21m x 5.08m approximately)

Velux window to rear enjoying far reaching views, exposed timbers, natural light panels to ceiling, door to:

### EN SUITE

15'10" x 7'10" (4.83m x 2.39m)

Dressing area, bath, pedestal washbasin, low level WC, airing cupboard housing hot water cylinder, feature stained glass window, exposed brickwork and beams.

### BEDROOM TWO

13'09" x 13'02" (4.19m x 4.01m)

Glazed door to roof terrace with far reaching views, radiator, built-in cupboards, exposed beams, ladder up to mezzanine floor.

### BEDROOM THREE

13'05" x 16'06" narrowing to 10'08" (4.09m x 5.03m narrowing to 3.25m)

Window with outlook to side, radiator, ladder up to mezzanine floor.

### BEDROOM FOUR

10'01" x 7'11" (3.07m x 2.41m)

Radiator, Velux window to rear, exposed timbers and brickwork.

Ladder to mezzanine floor.

### BEDROOM FIVE

7'07" x 7'05" (2.31m x 2.26m)

Radiator, Velux window to rear, exposed beams and brickwork, ladder to attic room with window.

### FAMILY BATHROOM

Suite comprising pedestal washbasin, low level WC, bath, shower, airing cupboard housing hot water cylinder, radiator, exposed beams.

### OUTSIDE

The property is set within grounds of approximately an acre, accessed via two separate driveways offering plenty of off road parking. To the immediate rear is a stunning patio and large pond with fantastic views beyond. The garden gently slopes down towards the woodland and offers lots of variety with a old vegetable garden, variety of mature trees and shrubs and hedging. The woodland spans for approximately six acres and offers a good variety of trees, woodland clearings and a living willow yurt. There is gated road access to the woodland and a separate water supply. This is a real wildlife lovers paradise with an abundance of bird life, deer are also occasionally seen in the woods.

### GARAGE

18'06" x 26'09" (5.64m x 8.15m)

Double doors to front, door to rear.

### COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band G.

### BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:-

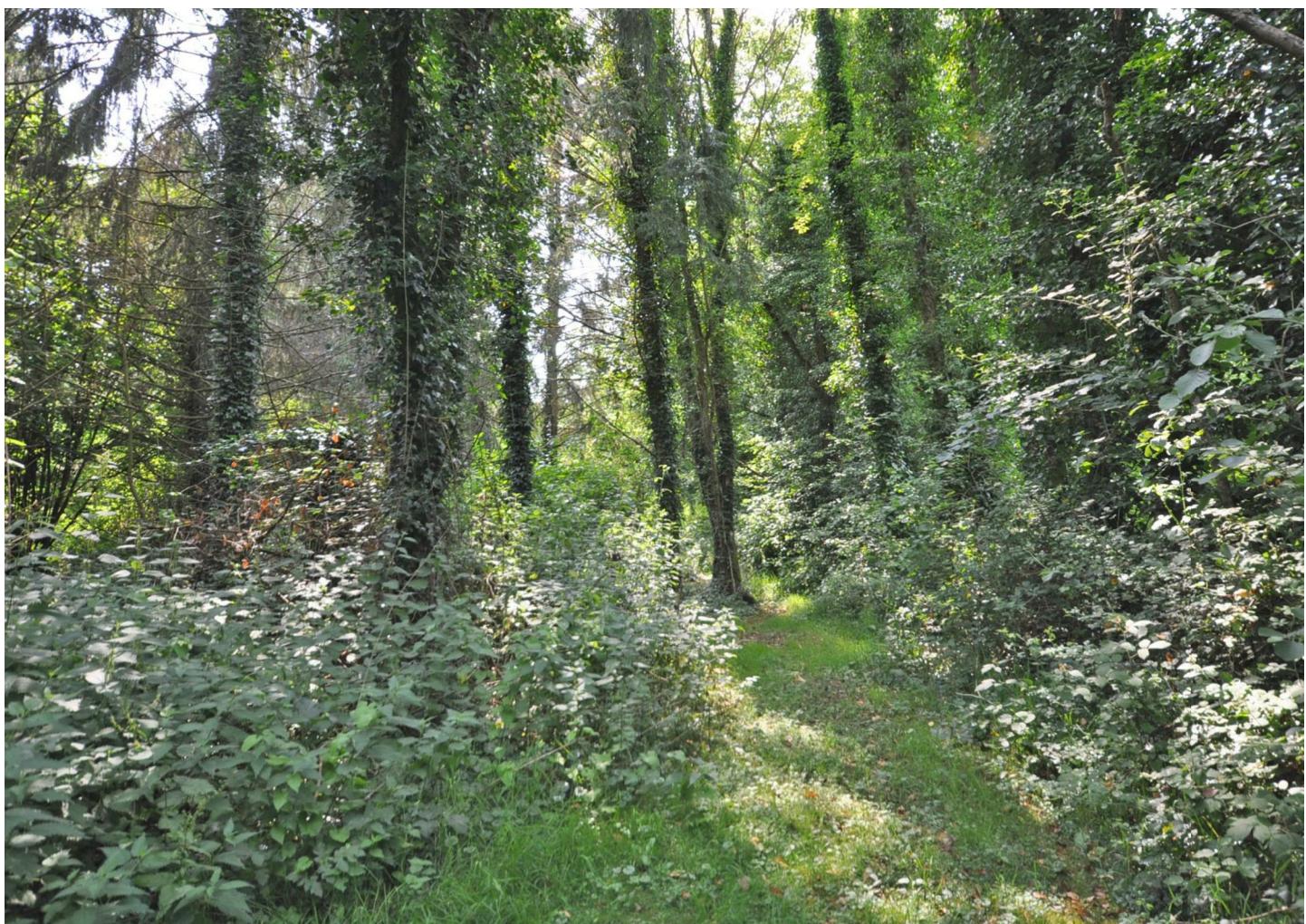
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

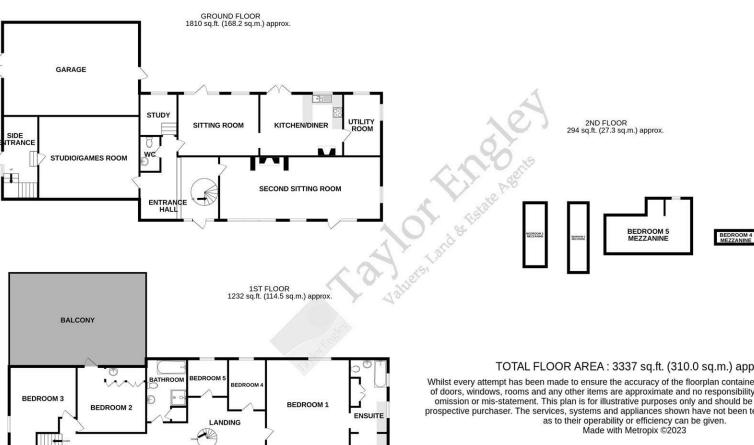
### VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

**England & Wales** EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales** EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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