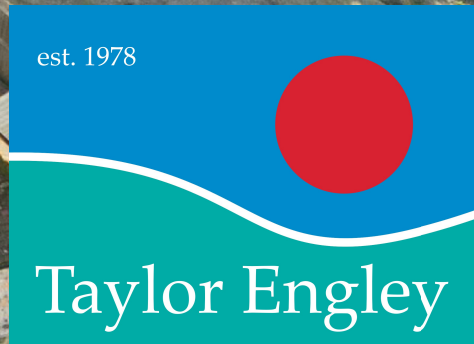




**SMUGGLERS BARN JEVINGTON ROAD JEVINGTON
EAST SUSSEX BN26 5QB
ASKING PRICE £1,725,000 FREEHOLD**

est. 1978



Taylor Engley

Smugglers Barn is a CHAIN FREE substantial detached Sussex Barn that has been skilfully converted to form a spacious elegant home, effusing charm and character, situated in the delightful rural village of Jevington, NESTLED IN THE HEART OF THE SOUTH DOWNS NATIONAL PARK. The property has been restored in recent years to a high standard by the current owners, to include luxuriously re-fitted bathrooms and main kitchen, the construction of an additional cottage, and an oak framed detached garage. There are three attached fully furnished and equipped luxury holiday cottages and a garden office/studio that can generate a lucrative income, each cottage has a hidden connecting door to the main house, which makes the property extremely versatile and ideal for those looking for additional space for extended families or for home and income. This impressive property that enjoys STUNNING DOWNLAND VIEWS, is believed to date from the late 18th Century and is believed to be one of the longest converted barns in the area at an impressive 76' long. * GROUNDS OF APPROXIMATELY 0.6 ON AN ACRE * TWO LARGE DRIVEWAYS * MAINS SERVICES * NOT LISTED * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * TOTAL SQUARE FOOTAGE INCLUDING THE GARAGE, CELLAR AND BOILER/STORE ROOM IS APPROXIMATELY 5952 SQUARE FEET *

Approached via the courtyard, the main entrance has magnificent full height windows with attractive stained glass and double front doors opening to:

RECEPTION AREA

Impressive double height reception area with beautiful stained glass windows and a wealth of exposed flint and quality woodwork. The reception area has a trap door to the wine cellar/basement. The ground floor measures a total of 76'03" max x 17'11".

LOUNGE AREA

The lounge area features a delightful inglenook fireplace with an oak bressummer, impressive iron canopy and paved surround. There is attractive quality panelling, exposed flint work and polished oak strip flooring.

DINING AREA

The dining area has similar attractive panelling concealing the radiators, polished oak flooring, fine beams and exposed flint work and a pair of French doors opening onto the rear terrace with delightful downland views.

KITCHEN 24'1 x 12'1 (7.34m x 3.68m)

A high quality bespoke oak fitted kitchen, with marble work surfaces, double sink unit, central island unit, radiator, large walk-in pantry style cupboard, windows to front and rear, radiator, space for range style cooker, door to rear.

UTILITY AREA / CLOAKROOM/WC

Door to front courtyard, tiled worktops with additional sink unit, plumbing for washing machine and tumble dryer. Low level wc suite, extractor fan, radiator.

STAIRCASE

From the reception area an attractive double staircase leads to the mezzanine floor with its day sitting area and gallery approximately 47'4 x 19', shelving, exposed flint work and beams, charming gallery overlooking the reception and lounge areas, radiators.

BEDROOM ONE 18'9 x 14'9 max (5.72m x 4.50m max)

An impressive bedroom with a pair of French doors opening to the balcony. This room enjoys fine views over rolling Downland. Built-in wardrobes and store cupboards, double glazed window to side, two radiators.

EN-SUITE SHOWER ROOM

Large shower cubicle, low level wc suite, washbasin, heated towel rail.

BEDROOM TWO 15'0" x 10'6" (4.57 x 3.20)

Exposed beams, panelling, attractive flint work, double glazed window to side, radiator.

MAIN BATHROOM 14'5 x 7'10 (4.39m x 2.39m)

Luxury suite comprising large Jacuzzi

bath, double washbasin, low level wc suite, radiator/towel rail, panelling, double glazed window to side.

HOLIDAY COTTAGES

The three holiday cottages are fully equipped and feature wood burning stoves to the living rooms, integrated appliances in the kitchen and come fully furnished as a going concern.

OAK COTTAGE (EPC = C)

HALLWAY

Double glazed windows to front, radiator.

LOUNGE 13'2 x 12'2 (4.01m x 3.71m)

Wood burner, radiator, double glazed windows to front, roof light.

KITCHEN 9'6 x 7 (2.90m x 2.13m)

Modern fitted white units, work surface with inset sink unit, Zanussi oven with hob and extractor over, fridge, Bosch washing machine, slimline dishwasher, extractor fan, roof light.

SHOWER ROOM 9'4 x 6'4 (2.84m x 1.93m)

Large shower, low level wc, washbasin, mirror with light, heated towel rail, extractor fan, ceiling roof light.

BEDROOM 13'1 x 11'3 (3.99m x 3.43m)

Double glazed window to front, radiator, roof light.

BROOKS COTTAGE (EPC = D)



STUDIO ROOM 14'4 x 14'7 (4.37m x 4.45m)

Double aspect room with double glazed windows and doors to side and rear, Downland views, radiator.

KITCHEN AREA

Built-in cupboards and drawers, integrated fridge, Baumatic oven and hob with extractor fan over, work surface with sink unit.

BEDROOM 11'4 x 9'4 (3.45m x 2.84m)

Radiator, double glazed window to rear enjoying Downland views.

EN-SUITE SHOWER ROOM

Low level wc, washbasin with cupboard below, shower cubicle, heated towel rail, roof light.

FOX COTTAGE (EPC = D)**LARGE OPEN PLAN LIVING ROOM/KITCHEN 19'3 x 14'6 (5.87m x 4.42m)****LIVING ROOM AREA**

Wood burner, double glazed windows to front and side, two radiators.

KITCHEN AREA

Range of cupboards and drawers with work surface, sink unit, Indesit oven and hob, fridge, small dishwasher.

BEDROOM 12'4 x 9'3 (3.76m x 2.82m)

Range of built-in wardrobes, radiator, window to front.

SHOWER ROOM 8'10 x 4'11 (2.69m x 1.50m)

Large shower, low level wc, washbasin, heated towel rail, extractor fan, double glazed windows to front.

OWL COTTAGE (EPC = D)**HALLWAY****BEDROOM 11'2 x 11'1 (3.40m x 3.38m)**

Radiator, window to front.

SHOWER ROOM

Shower, low level wc, washbasin, radiator, extractor fan, double glazed window to rear.

BEDROOM 12'1 x 8'9 (3.68m x 2.67m)

Built-in wardrobe, radiator, double glazed windows to rear.

LOUNGE/KITCHEN 18'2 x 12' (5.54m x 3.66m)

Wood burner, two radiators, double glazed windows to front and rear.

KITCHEN AREA

Built-in cupboards and drawers, sink unit, built-in AEG oven and hob with extractor fan over, integrated washing machine, integrated dishwasher.

GARAGE 16'7" x 13'2" (5.05m x 4.01m)

Oak framed with double doors to front.

BOILER / STORE ROOM 9'6" x 8'9" (2.90m x 2.67m)

Wall mounted Worcester Bosch and Glow-Worm boilers.

GARDENS

The large rear garden is mainly laid to lawn and enjoys wonderful views over glorious Downland, outside tap, patio area, variety of mature shrubs, shed. Please note, all of the holiday cottages have their own small designated garden areas.

COUNCIL TAX BAND:

Council Tax Band - 'G' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

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 ARRANGEMENTS:

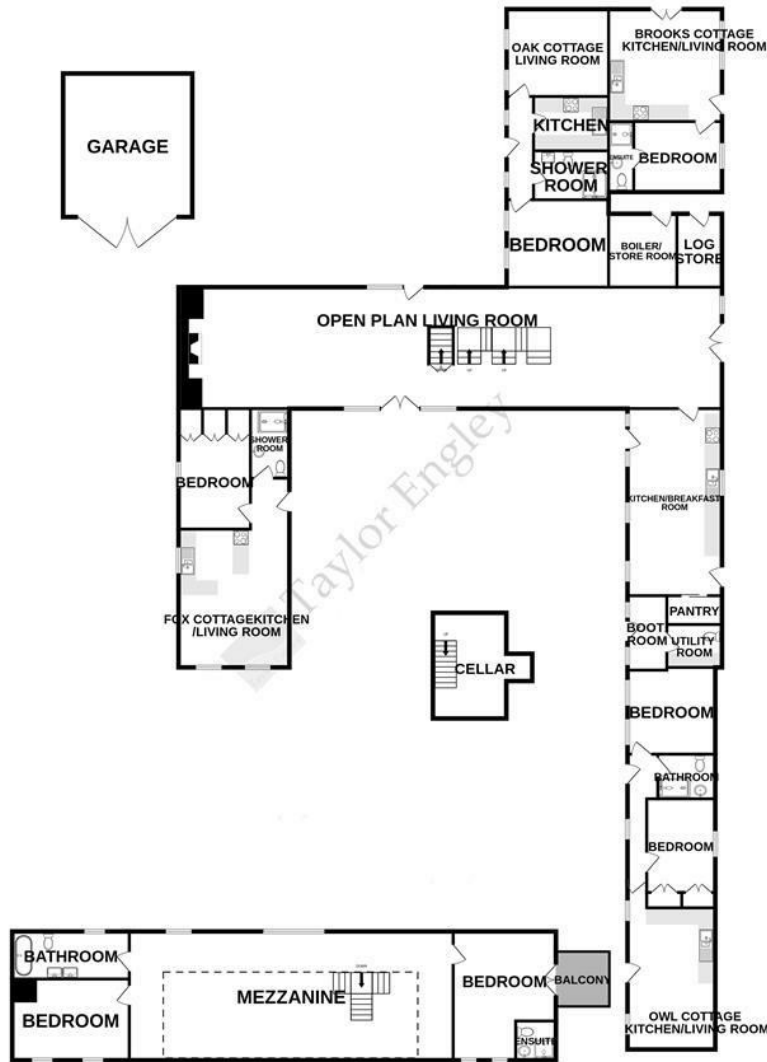
All appointments are to be made through TAYLOR ENGLELY.











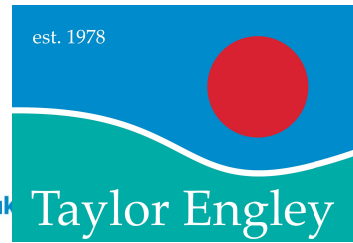
Total Approx. 5952 Sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OPENING HOURS: 8:45 am – 5:45 pm weekdays 9 am – 5:30 pm 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 themselves by inspection or otherwise as to their correctness.

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