

A charming barn conversion set within approximately 3-acres of gardens and grounds, enjoying elevated panoramic countryside views whilst set in a sought-after, quiet country lane on the edge of Cuckfield village with swift access to the A/M23.



Cleavers Barn, Cleavers Lane, Cuckfield, West Sussex RH17 5HZ

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



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Cleavers Lane,
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The impressive, glorious gardens and grounds extend to circa 3 acres, with distinct landscaped areas including alfresco dining and entertaining, outdoor bar with seating, small woodland, enclosed natural pond, swathes of meadow areas interspersed within open grounds – one area ideal for a football pitch and an orchard, all enjoying breathtaking panoramic countryside views.

the house...

- 4-BEDROOM BARN & STABLE CONVERSION.
- NON-LISTED STATUS.
- EXPERTLY RESTORED & RENOVATED.
- MAGNIFICENT SITTING ROOM WITH WOOD-BURNING STOVE.
- MEZZANINE FLOOR TO SITTING ROOM WITH SEPARATE WC.
- DINING ROOM ARRANGED OPEN-PLAN TO SITTING ROOM.
- IMPRESSIVE RECEPTION HALL.
- SEPARATE UTILITY ROOM.
- COUNTRY-STYLE KITCHEN WITH INTEGRATED APPLIANCES.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM.
- THREE FURTHER DOUBLE BEDROOMS.
- FAMILY BATHROOM.
- EPC RATING: F.
- COUNCIL TAX BAND: E.

benefits include...

- QUIET COUNTRY LANE ON PERIPHERY OF CUCKFIELD.
- SPLENDID PANORAMIC VIEWS.
- WEALTH OF HISTORIC & CHARACTERFUL FEATURES TO INCLUDE ORIGINAL EXPOSED OAK BEAMS.
- SCOPE TO FURTHER ENLARGE (STPP).
- OPPORTUNITY TO REFURBISH/FURTHER MODERNISE.
- PREDOMINANTLY GROUND FLOOR ACCOMMODATION.
- OIL CENTRAL HEATING TO TRADITIONAL STYLE RADIATORS.
- IDEAL HOME & GROUNDS FOR ENTERTAINING .
- SWIFT & EASY ROAD ACCESS TO A/M23.
- CLOSE DRIVING PROXIMITY TO HIGHLY REGARDED SCHOOLS.
- HIGH DEGREE OF PRIVACY & PEACEFUL SECLUSION.

see more on page 5

the gardens & grounds...

- STUNNING PLOT OF CIRCA 3-ACRES.
- FORMAL GARDENS, EXTENSIVE OUTDOOR SEATING/DINING AREA, OUTDOOR BAR, WOODED AREA, NATURAL POND, GREENHOUSE, VEGETABLE/FRUIT GARDEN, ORCHARD, OPEN LAWNED GROUNDS WITH AREAS OF MEADOW.
- LARGE PRIVATE DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES.
- DETACHED BARN-STYLE OPEN GARAGE/WORKSHOP WITH POWER & LIGHT & ATTIC ROOM ABOVE.
- DETACHED LARGE TIMBER WORKSHOP/SHED DIVIDED INTO TWO SECTIONS.
- TIMBER STORE IDEAL FOR GARDEN EQUIPMENT.
- UNINTERRUPTED COUNTRYSIDE VIEWS.

see more on page 7





in more detail...



Cleavers Barn, a 4-BEDROOM BARN CONVERSION dating back, we believe, to the 15th-century, while vastly benefitting from being NON-LISTED. Historically, this impressive building formed part of the prestigious Borde Hill Estate, and originally, built as an agricultural building serving the local farming community. More recently, it was expertly converted into a residential home after becoming redundant. An abundance of exposed original rustic exposed timbers were retained along with its vaulted ceilings to preserve its historic architectural features. Sitting nearby was a former stable block which was cleverly merged with the barn during its transformation, all of which now provide the incoming purchaser the opportunity to further enhance should they so wish.


Set in a peaceful country lane on the edge of Cuckfield, just one mile from the village, the property is within easy reach of an array of facilities as well as the highly regarded village primary and secondary schools, and a good selection of independent schools nearby.

In brief, the accommodation comprises a welcoming RECEPTION HALL with vaulted ceiling, leading to an impressive SITTING/DINING ROOM with a striking vaulted ceiling, ornate woodburning stove, double doors to the garden and a turned oak staircase rising to a mezzanine floor, ideal as a hobbies area or guest accommodation, with WC and wash-hand basin. The bespoke, hand-crafted country-style KITCHEN features integrated appliances, including two eye-level electric Smeg ovens with warming drawers, an induction hob set into the central island with extractor above, dishwasher and full-height larder-style fridge, together with an external door opening to the superb outdoor dining area.

To the far side of the property, accessed from the hall, is a UTILITY ROOM with fitted units, sink and space/plumbing for a washing machine and tumble dryer. Adjacent, is a large FAMILY BATHROOM serving FOUR DOUBLE BEDROOMS within the former stable block where the PRINCIPAL ROOM features a vaulted ceiling and EN-SUITE SHOWER ROOM.

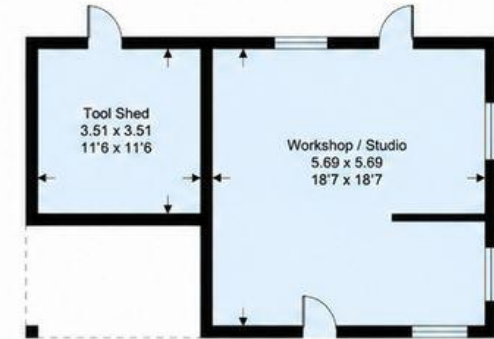
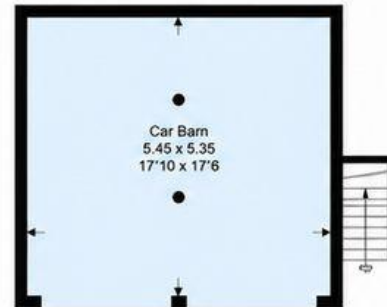
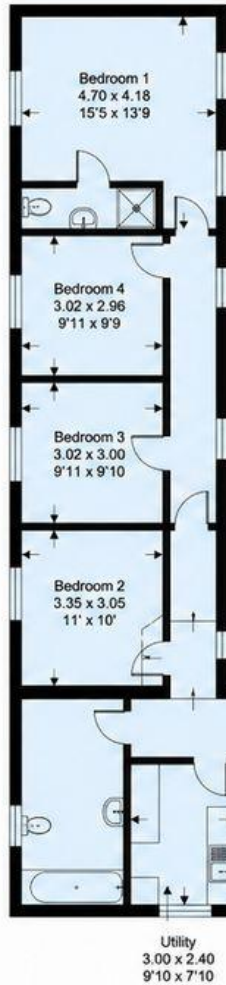


The floorplan...

 = Reduced headroom

Cleavers Barn, RH17

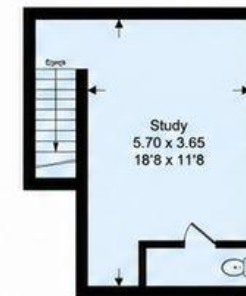
Approximate Gross Internal Area = 225 sq m / 2422 sq ft
Approximate Outbuildings Internal Area = 60 sq m / 643 sq ft
Approximate Total Internal Area = 285 sq m / 3065 sq ft
(excludes restricted head height)



First Floor 2



Ground Floor



First Floor 1

Consumer Protection from Unfair Trading Regulations 2008 We have not evaluated any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

outside...

A 5-bar timber gate opens onto a long PRIVATE DRIVEWAY opening to an extensive parking area for numerous vehicles, leading onto a DETACHED OPEN BARN-STYLE GARAGE/WORKSHOP with power and light. Above, is an ATTIC ROOM, currently used as a gym and den, accessed via an external staircase.

THE GARDENS AND GROUNDS, BEING A PARTICULAR FEATURE, surround the property and enjoy breathtaking uninterrupted countryside views, creating a wonderful sense of calm and serenity. Distinct landscaped areas include an EXTENSIVE ALFRESCO DINING AND ENTERTAINING TERRACE with purpose-built concrete seating, beyond which is an OUTDOOR TIMBER BAR with electricity, water supply and sink, alongside hand-crafted TIMBER GALLEY-TABLE AND BENCH SEATING. The north-eastern boundary includes a FORMAL GARDEN, NATURAL POND (fenced), WOODED AREA and an ENCLOSED VEGETABLE/FRUIT GARDEN with raised timber beds and a TIMBER GLAZED GREENHOUSE. Meadow areas are interspersed within open grounds to the south-east where one is suitable for a football pitch, while the south-westerly aspect features an ORCHARD with apple, pear and plum trees. Lastly, within the grounds is a LARGE TIMBER SHED/WORKSHOP split into two sections with a further TIMBER STORE ideal for gardening equipment.

OVERALL PLOT APPROXIMATELY 3-ACRES.



the location...

Cleavers Barn occupies a private, tucked away position off Cleavers Lane while situated approximately 1-mile west of the village of Cuckfield. Surrounded by open fields and countryside, a network of footpaths and bridleways can be accessed from the property to enjoy and explore the High Weald Area of Outstanding Natural Beauty linking with neighbouring districts.

Cuckfield offers a picturesque High Street with many niche speciality shops and a wealth of eateries including The Ockenden Manor Hotel & Spa. The village also boasts two highly regarded schools: the Holy Trinity Primary School and Warden Park Secondary Academy. Various sports clubs include tennis, cricket, football, rugby and golf situated on the northern fringes of the village at Whitemans Green as well as a flourishing social scene with various clubs and societies.

Haywards Heath mainline railway station (3.9 miles distant) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A/M23, which lies 2.2 miles to the west at Warninglid.



schools...

Holy Trinity Primary School, Cuckfield (1.9 miles).
Bolney County Primary School (4.7 miles).
Warden Park Secondary Academy, Cuckfield (2.2 miles) for which a school bus runs locally.

nearby independent schools...

Handcross Park School (4.4 miles), Ardingly College (5.3 miles), Burgess Hill Girls School (6.5 miles), Hurstpierpoint College (8.8 miles) and Worth School (7.6 miles).

stations...

Haywards Heath (3.9 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Balcombe (4.3 miles).

Three Bridges (9.6 miles).

road links...

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 2 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

For more details from Mansell McTaggart...

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