

# PHILLIPS & STUBBS

STONELINK BARN  
STUBB LANE  
BREDE  
NEAR RYE  
EAST SUSSEX  
TN31 6BL





## Price Guide: £895,000 Freehold

A DETACHED VICTORIAN BARN AND OUTBUILDING, IMAGINATIVELY CONVERTED IN A CONTEMPORARY STYLE, SET IN ABOUT 2 ACRES IN A SECLUDED POSITION WITH GLORIOUS COUNTRYSIDE VIEWS ACROSS THE BREDE VALLEY

Atrium Entrance Hall | Cloak/Shower Room | Drawing Room | Dining Room | Vaulted Garden Room | Study | Fitted Kitchen/Breakfast Room with Sitting Area | Galleried Landing | Master Bedroom with En Suite Shower | Guest Suite with En Suite Shower | Two Further Bedrooms | Family Bathroom | Oil Central Heating | Single Storey Outbuilding Providing Pool Room & Workshop/Store | South Facing Well Maintained Garden & Grounds | Heated Swimming Pool with Large Terrace





The property sits in around 2 acres of secluded, yet not isolated, south facing grounds towards the end of a half mile private lane in an elevated position with far reaching views across undulating countryside. The village of Brede is conjoined with the neighbouring village of Broad Oak, and both are served by a village primary school, bakery, local store and public houses. The nearest mainline station with a direct service to London is at Robertsbridge (8 miles). 6 miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and cobbled ways. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From the town there are train services to Brighton and to Ashford with high speed connections to London and to the Continent. Other local towns include Tenterden (13 miles) with its treelined High Street, Battle (9 miles) with its historic Abbey and Hastings with its seaside promenade and Priory Meadow shopping centre. Hastings 910 miles) offers a wide range of schools including Helenswood Performing Arts College for girls, William Parker Sports College and two new and independently run Academies. In the private sector, there is Buckswood School at Guestling, Vinehall at Robertsbridge and Battle Abbey, Battle as well as several preparatory schools in the Hawkhurst area.

Stonelink Barn is an impressive, highly individual brick barn stylishly converted about 25 years ago into a family home with about 3200 sq ft of contemporary living space, together with a substantial detached outbuilding. The accommodation is arranged over two floors, as shown on the floor plan, with much of the ground floor space being light, airy, open plan and free-flowing making an ideal entertaining space and family home.

The property is approached via a glass fronted entrance with tall glazed panels and a solid front door opening into an atrium entrance hall with oak posts and bespoke staircase rising to the galleried landing, together with a terracotta tiled floor.

The cloak/shower room has a glazed sink with a granite work surface and a range of fitted units, terracotta floor tiles, WC, and tiled shower cubicle.



The drawing room is a light, double aspect room with arched windows to the rear and further windows to the front, together with a large inglenook style fireplace with brick surrounds, bressumer beam and a fitted wood burning stove.

The study has arched casement windows overlooking the front garden and fitted book shelving.

The well proportioned dining room has tiled flooring and twin arches opening through to an architect designed garden room with an exposed natural brick elevation, vaulted ceiling with large glazed panels, glass panel end wall with full height

windows and two sets of double doors to the 'pool terrace, tiled flooring, granite peninsular breakfast bar with wash basin and ceramic wood burning stove.

From the garden room, arched glazed double doors lead through to the triple aspect kitchen/breakfast room, which has a vaulted ceiling with skylights and arched windows providing far reaching rural views. The kitchen area is fitted with an extensive range of units comprising cupboards and drawers with granite work surfaces incorporating 1 1/2 bowl stainless steel sink unit, halogen hob, 4 oven oil Aga with canopy, plumbing and space for dishwasher, integrated



washing machine and tumble dryer, cupboard housing oil central heating boiler, terracotta tiled floor and an oak peninsular breakfast bar with oak work surface. To one end is a sitting area and to the other, a stable door leads to the garden.

On the first floor, the galleried has exposed oak timbers, and a hatch with retractable ladder to a boarded roof space.

The master bedroom suite is fitted with an extensive range of wardrobes with a dressing table unit and has glazed double doors opening onto a balcony with far reaching views over undulating countryside.

Adjoining is an en-suite shower room with a mosaic tiled shower cubicle, wash basin and a concealed flush w.c.

The double aspect guest suite enjoys far reaching rural views and has an en-suite shower room with contemporary fittings comprising a tiled shower cubicle, wash basin in vanity unit, WC, granite work surface, tiled walls and floor and an obscured glass brick wall,

Bedroom 3 is double aspect with far reaching views and has exposed timbers. Bedroom 4 is also double aspect with glazed double doors leading to a balcony with views over the pool terrace and surrounding countryside.

The family bathroom has modern fittings comprising a corner bath with a mosaic tiled surround, concealed flush WC, wash basin set on a vanity unit with marble topped surround and an airing cupboard with megaflow tank and immersion heater.

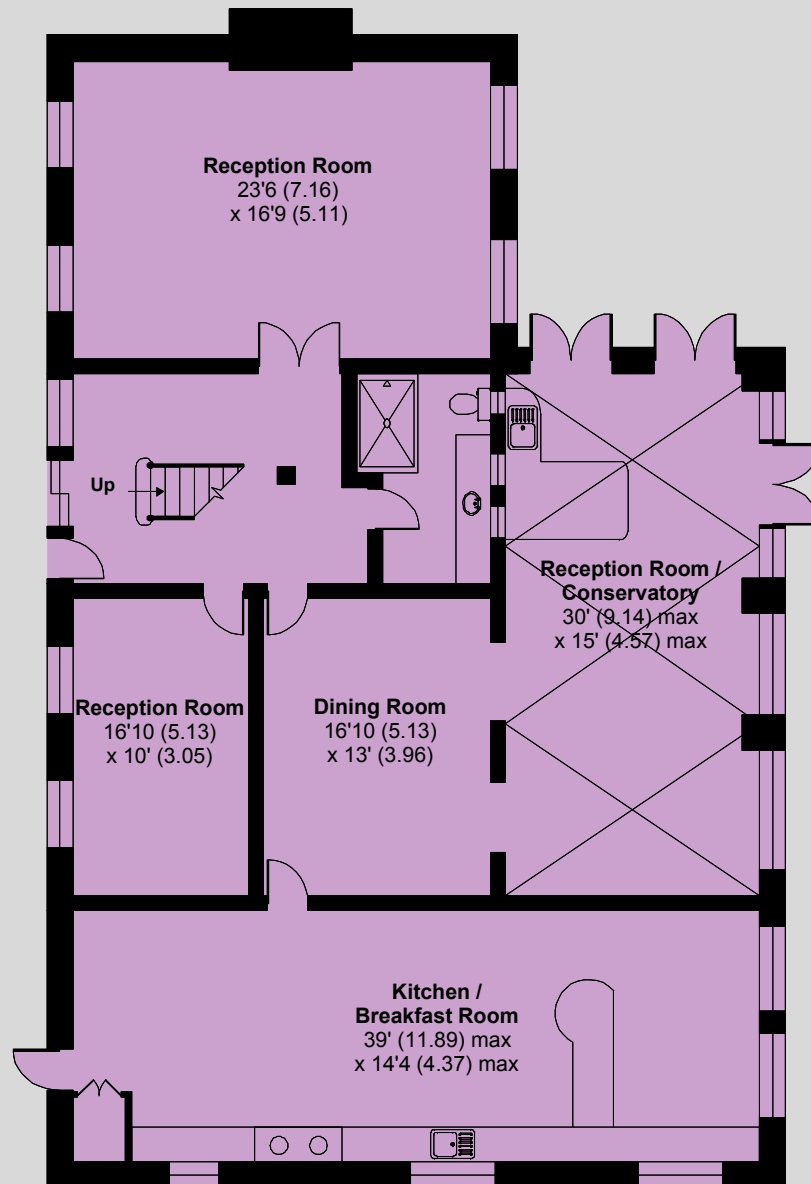
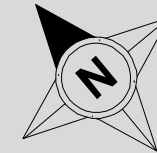
Outside: The property is approached from the unmade lane via double gates with a cattle grid and peabeach driveway bordered by lawn with raised flower beds, clipped box hedging and external lighting, leading to a substantial parking and turning area for several vehicles at the front of the house. The majority of the gardens lay to the rear and are laid to gently sloping lawn with mature shrub borders. Near to the rear boundary is an aquatic garden with pontoon and a variety of specimen shrubs, plants and sapling trees. In addition there is a small orchard,, greenhouse and outbuilding housing the pool heater and filtration equipment. The whole extends to about 2 acres.

Adjacent to the garden room of the main house is a partially covered flagstone terrace with a water feature, enjoying far reaching views across undulating countryside and overlooking the part wall enclosed heated swimming pool. Overlooking the swimming pool is an attractive single storey building, formerly providing garaging, with double doors to one elevation opening into a useful store/workshop with a stable door to the terrace. The remainder of the building is arranged as an open plan pool room with flagstone flooring and twin sets of double doors onto a terrace.

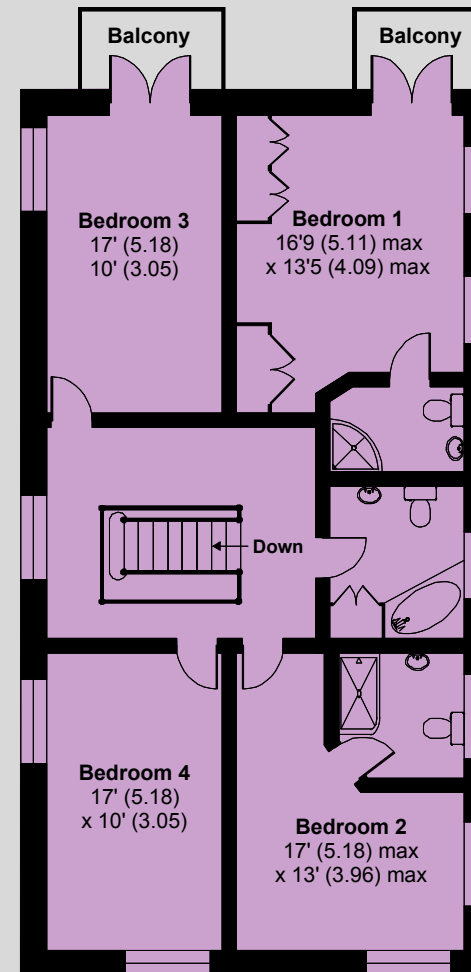
Directions: Leaving Rye on the B2089 in a westerly direction towards Battle, proceed for about 6 miles until approaching the village of Broad Oak. Turn left into Stubb Lane and continue for about a quarter of a mile and then bear left into the shared unmade private track leading to Pickdick Farm. Proceed for about half a mile, almost to the end of the track, where the entrance to the property will be seen.



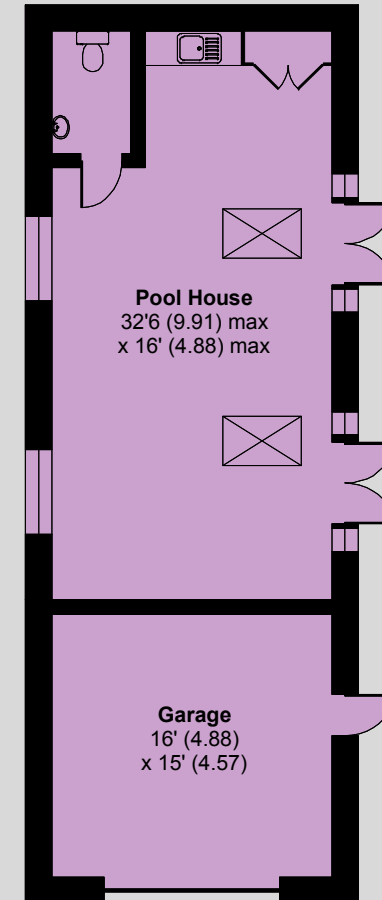
Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	56	61	(39-54) <b>E</b>	51	56
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**



**APPROX. GROSS INTERNAL FLOOR AREA 3562 SQ FT 330.9 SQ METRES (INCLUDES DETACHED GARAGE & EXCLUDES POOL HOUSE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





**PHILLIPS  
& STUBBS**

47/49 Cinque Ports Street, Rye, East Sussex, TN31 7AN

01797 227338

[rye@phillipsandstubbs.co.uk](mailto:rye@phillipsandstubbs.co.uk)

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