



**Smugglers Barn, Jevington,
East Sussex, BN26 5QB
£1,750,000**

Rager & Roberts



Commanding glorious views over adjacent downland countryside - a magnificent 7 bedroom detached Sussex barn conversion.

magnificent glazed reception area • sitting area with handsome inglenook fireplace • large dining area with doors leading to the garden • luxurious bespoke kitchen with separate laundry room/wc • 30' mezzanine/study area • master bedroom with refitted en suite shower room/wc • guest bedroom • luxurious bathroom/wc • spacious self-contained annex/cottage • garden office/cottage • 2 additional holiday/guest cottages • mains services including 3 phase electrical supply • extensive gardens securing westerly countryside views • large detached oak framed garage • freehold

Description

Smugglers Barn is believed to date from the late 18th Century (not listed) and is one of the longest in the area at an impressive 75'. The property has been the subject of a most attentive restoration in recent years using some of the finest materials including wonderful oak joinery that comprises a large portion of the interior structure and decor in the main building. The principal body of the barn comprises a magnificent, vaulted reception area featuring a beautifully crafted oak bi-furcating staircase, a beamed sitting area with handsome Inglenook fireplace, a large dining area with doors leading onto a terrace and a bespoke fitted kitchen supplied and fitted by Barn Joinery of Eastbourne. This extensive property is currently used as a successful holiday cottage business but could equally serve as an exceptionally comfortable family home featuring a garden office, annex, two cottages and a large, detached oak framed garage with ample additional off-road parking space. Only an inspection will convey the huge potential and individual appeal of this impressive property.

Outside

The property is enhanced by its extensive gardens which extend to approximately half an acre (to be confirmed) with the principal lawned rear garden securing a westerly aspect and glorious views over adjacent paddocks and scenic downland countryside. Each of the attached cottages benefit from respective private garden areas. There are two street entrances, one gated and to the south of the Barn leading to a large area of paved hard-standing and the other to the north of the Barn giving access to an impressive, graveled entrance forecourt with central feature pond.

Location

Enviably situated immediately adjacent to miles of scenic downland countryside Smugglers Barn is located within the old-world village of Jevington, an Area of Outstanding Natural Beauty within the South Downs National Park which provides wonderful recreational opportunity including direct access to the South Downs Way. Friston Forest borders the southern end of the village with the sea beyond at Birling Gap. There are main line rail services from Polegate and Eastbourne to London Victoria, London Bridge and to Gatwick. Eastbourne is about 6 miles distant and offers a range of private and state schools as well as shopping facilities. There is world class opera at nearby Glyndebourne and channel ferries from Newhaven.



TOWN CENTRE OFFICE

36 Cornfield Road
Eastbourne BN21 4QH

OLD TOWN OFFICE

117 Green Street
Eastbourne BN21 1RS

Tel: [REDACTED]
Fax: [REDACTED]

ALFRISTON

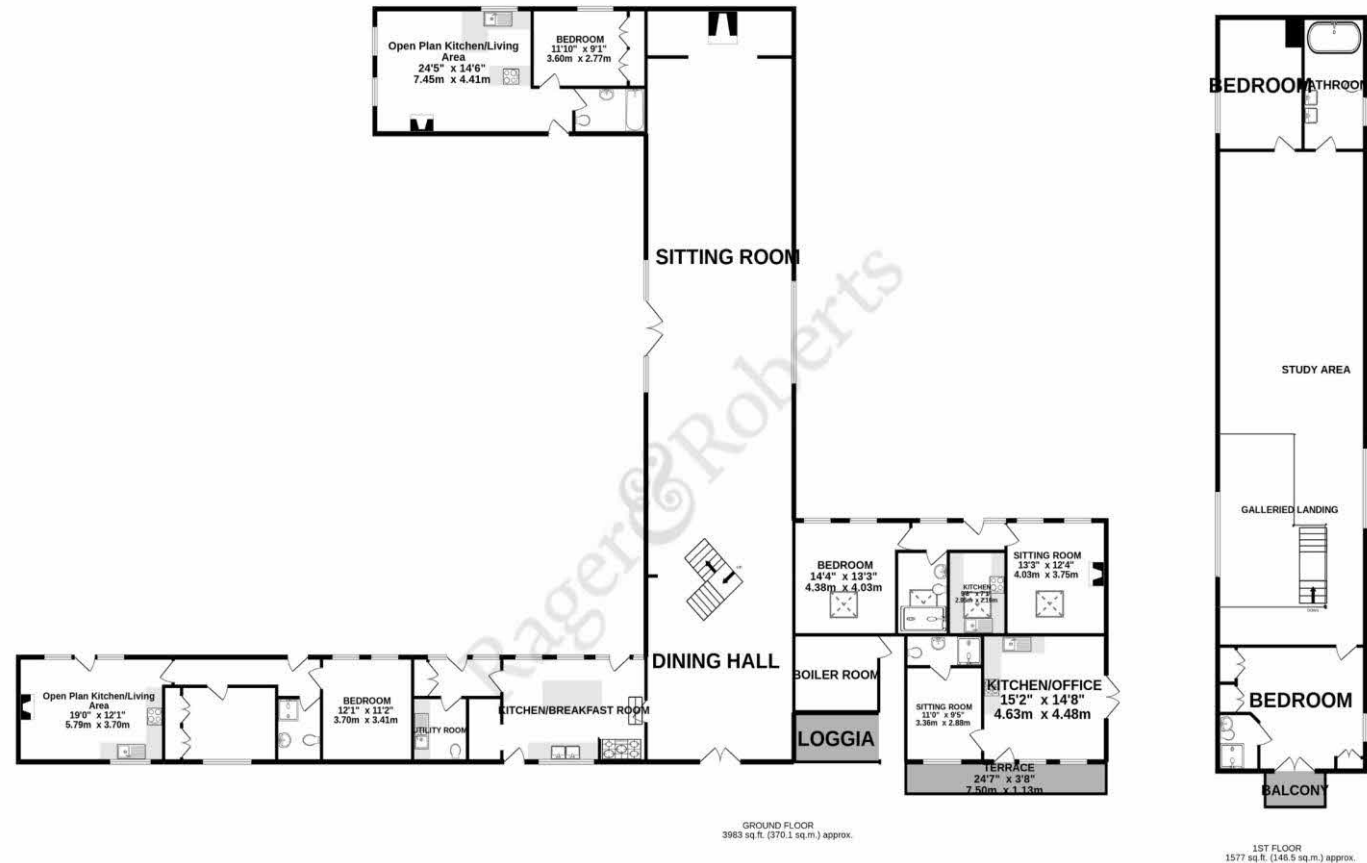
1 North Street
Alfriston BN26 5UG

Tel: [REDACTED]
Fax: [REDACTED]

e-mail: [REDACTED]

website: www.ragerroberts.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 69 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



TOTAL FLOOR AREA : 5560 sq.ft. (516.6 sq.m.) approx.

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.
Made with Metropix ©2022



Please note that in most cases we use wide angle photography enabling more of the subject to be seen in one shot. The results might, in some situations, suggest the subject is larger than it actually is. Dimensions are given for more accurate guidance. We do not have the benefit of a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. We do not check planning consents or building regulation issues with the relevant authorities and recommend that buyers ask their legal representative/surveyor to advise. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.