



Camoys Farm House
Barcombe, East Sussex, BN8

SAMUEL & SON
CHARTERED SURVEYORS

CAMOYS FARM HOUSE

BARCOMBE MILLS ROAD, BARCOMBE, EAST SUSSEX, BN8 5BH

Highly individual 5 bedroom architect designed detached family home with gardens and land set within a glorious rural location enjoying fabulous views to the South Downs and over the surrounding countryside

Accommodation

Entrance Hall • Sitting Room • Kitchen/Dining Room • Utility Room/Laundry Room
Study/office • Shower Room • 5 Bedrooms • Family Bathroom

Outside

Car Port with garden store and WC • Gardens • Land

IN ALL ABOUT 4.5 ACRES

Guide £995,000

Location

The property enjoys a fabulous rural situation with far reaching views over surrounding countryside and to the South Downs, located just outside the popular and picturesque Sussex village of Barcombe Cross which has a rich history dating back to the 11th century. The village has a medieval church, village hall, Post Office, two pubs, primary school, sports clubs, recreation ground and an active community calendar of events.

The area offers a diverse choice of leisure and recreational opportunities. Walking, cycling and riding can be enjoyed across the South Downs, fishing and boating on the River Ouse, sailing and water sports on the south coast. There is a vibrant cultural and arts scene across Sussex with world-class opera at the internationally renowned Glyndebourne Opera House and the annual Brighton Festival presenting a huge programme of events.

The historic county town of Lewes is about 5 miles to the south and has a superb range of independent shops, cafes, pubs and restaurants, 3 superstores, the popular Depot

Cinema, a Norman castle and numerous historic buildings and a mainline Railway Station (London Victoria). The coastal resort of Brighton is about 14 miles to the south.

Transportation links are excellent, Cooksbridge mainline station is 3 miles away, offering regular direct trains to Brighton and London; for road travel, the nearby A26 and A27 roads connect quickly to local towns including Brighton and Eastbourne as well as the wider Sussex area and national motorway network. Gatwick Airport can be reached in around 40 minutes. There are local bus services that link Barcombe to Lewes.

Barcombe Cross and the surrounding area offer an excellent choice of state and independent schools. Local primary options include Barcombe Church of England Primary School, Hamsey Community Primary School, Ringmer Primary. For secondary education, the area is served by Chailey School, King's Academy Ringmer, Priory School in Lewes. Independent schools include Lewes Old Grammar School, Bedes, Brighton College and Eastbourne College.





Accommodation

Camoy's Farmhouse is an individual architect designed five bedroom, two storey detached house built in the early 1970's to a modern design. It presents elevations of brick and timber cladding with a flat roof construction. The accommodation extends to 2,328sq ft and is light and spacious with wonderful rural views from all aspects. The house also provides potential for an exciting refurbishment project.

On the ground floor, the front entrance door opens into a large hallway, leading to a central open plan living space that is ideal for family living and entertaining, comprising a triple aspect sitting room with wood burning stove, flowing into a dining area and then on to the kitchen/breakfast room. The kitchen is fitted with a range of wall and floor units with stainless steel sink and a range cooker. A door from the kitchen leads to an inner hall with door out to the car port and also opens onto the utility/boot room which is fitted with a range of storage units, worksurfaces and sink with plumbing for appliances and there is a separate study. At the opposite end of the house, a door leads off the entrance hall to the ground floor bedroom and shower room.

An open timber staircase leads from the entrance hall to the first floor landing which has two skylight windows and gives access to four bedrooms and a family bathroom. There are fitted cupboards in the bedrooms, sinks fitted in two of them and an airing cupboard and small storage cupboard off the landing.

Outside

The outdoor space is a fabulous feature of the property, with far reaching views from all aspects. Set off, and accessed from Barcombe Mills Road, the house enjoys a good degree of privacy and screening provided by mature hedging and trees. A timber field gate opens onto a driveway which leads up to the front of

the house where there is parking for a number of cars and access to the double car port/garage. It is surrounded by the gardens – predominantly to the north, east and west sides with a paved terrace skirting the rear of the house. A small 'ha-ha' provides a natural boundary between the garden and the field that lies beyond to the north extending to just under 4 acres. The land has been managed by grazing and foraging and is enclosed by a combination of stock fencing and hedging to the boundary with separate vehicular access off the road via a timber field gate.

GENERAL INFORMATION

Services

Mains electricity, water; oil fired central heating and hot water. Private drainage.

Local Authority

Lewes District Council. customerfirst@lewes-eastbourne.gov.uk

Energy Performance

EPC Rating 'E'.

Outgoings

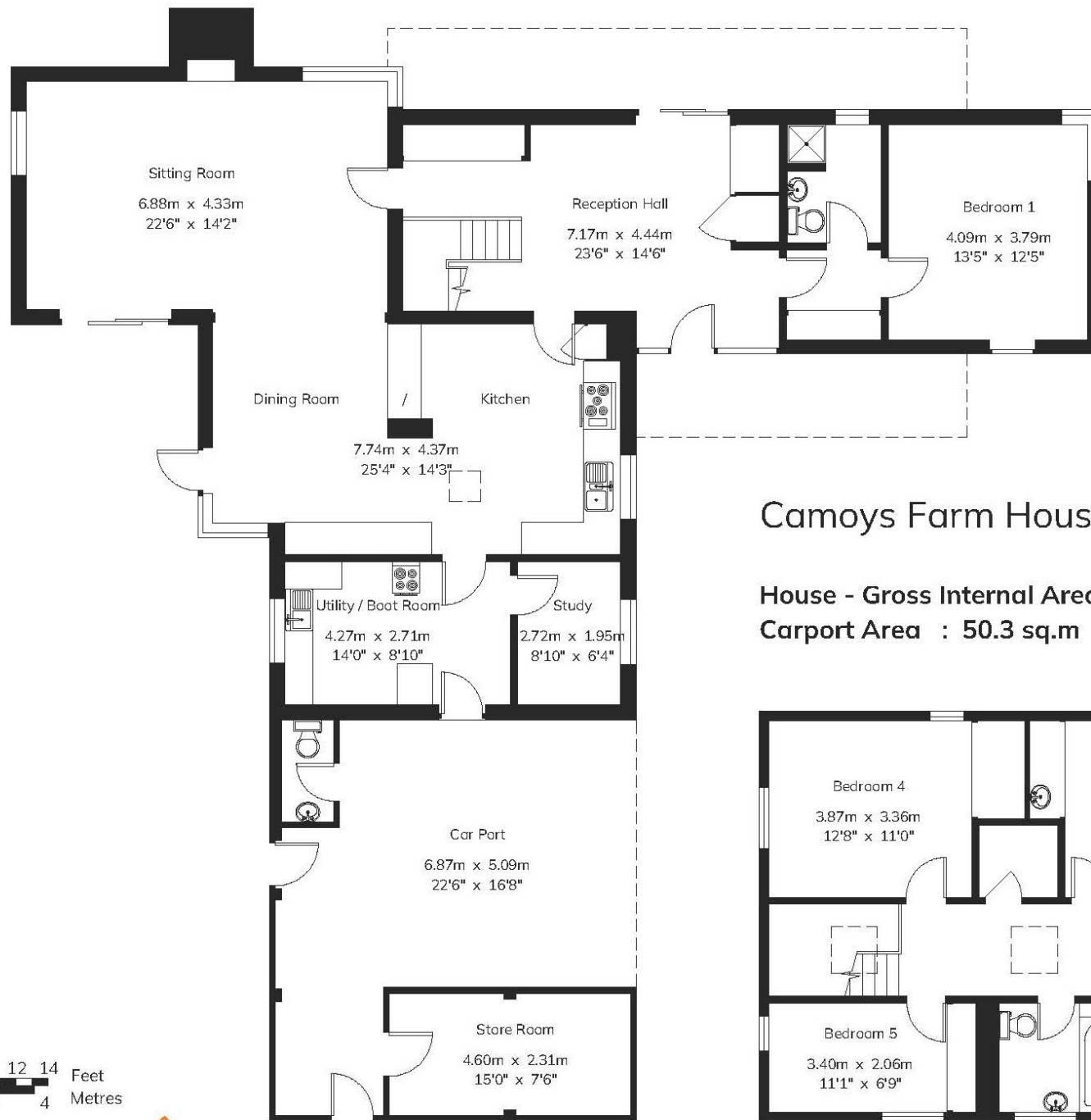
Council Tax Band 'E'.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.
Tel: 01435 810077.

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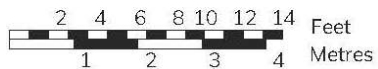
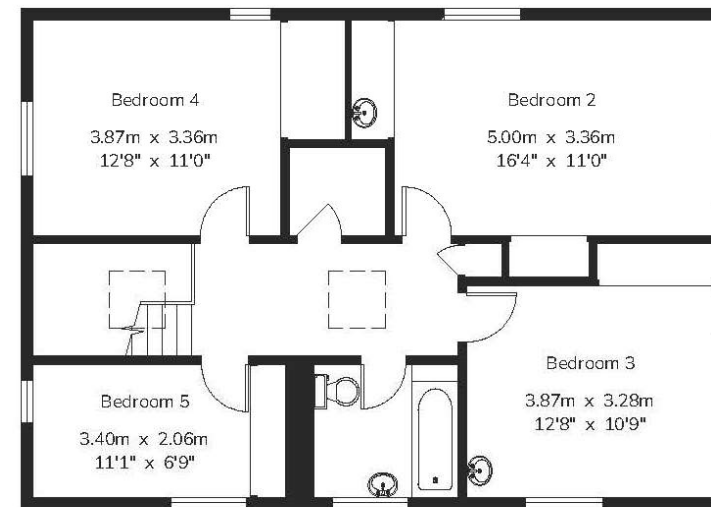




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Camoys Farm House

House - Gross Internal Area : 216.3 sq.m (2,328 sq.ft.)
Carport Area : 50.3 sq.m (541 sq.ft.)



For Identification Purposes Only.

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