

Newbarn, Wadhurst, East Sussex







A truly magical compact estate in the **most glorious setting** overlooking Bewl Water.

Summary of accommodation

Main House

Reception Hall | Drawing room | Dining room | Sitting room

Kitchen/breakfast room | Boot room | Utility room

Wine cellar and store | Downstairs WC

Principal bedroom suite with dressing room and en suite bathroom

Two further bedrooms with 'Jack and Jill bathroom | Three further bedrooms | Family bathroom

Oast House

Versatile space currently used as a games room/studio and bathroom and a garage/store below

Sussex Barn

Unconverted 18th century barn

Distances

Wadhurst 3.7 miles (London Bridge 55 minutes), Tunbridge Wells 9 miles (London Bridge 44 minutes), Central London 51 miles

(All distances and times are approximate)

Cow Byre

Lapsed planning-permission for a two bedroom cottage

Carters Cottage

Kitchen | Living room | Bedroom | Bathroom

Stables

Two stables | Tack room

Hopper's Hut

Kitchen | Living room | Two bedrooms | Family bathroom

In all about 13.6 acres



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Newbarn

Available for the first time in half a century Newbarn is an attractive country house, dating back to 1720. The accommodation is arranged over four floors, and the space is well balanced between formal and informal living, the rooms are light and airy.

The main reception rooms are accessed off the charming reception hall and comprise an impressive dining room and large inglenook fireplace unchanged since the 1720's, a delightful sitting room with strategically placed doorways that provide a direct eye-line to the double aspect drawing room which frames the breathtaking landscape beyond.

The bespoke kitchen/breakfast room is well equipped with a central work island, fitted AEG and Miele appliances, oil fired AGA, and pantry. Being double aspect the breakfast room is filled with light and has double doors leading out to the rear terrace, which provides an excellent setting for al fresco dining while enjoying the far-reaching views. Also on the ground floor is the utility room, boot room and downstairs WC. Stairs on the ground floor lead down to the wine cellar and store.

The first and second floors have excellent accommodation comprising a principal suite with 180 degree views over Bewl Water, dressing room and en suite bathroom. There are five further bedrooms that are served by two family bathrooms.

Situation

Newbarn is set in the heart of the High Weald Area of Outstanding Natural Beauty with Bewl Water as an incredible backdrop. Bewl Water is a beautiful reservoir with over 800 acres of water surrounded by rolling hills and woodland. Bewl Water boasts a variety of water activities, cycling, walking, horse riding and is an ornithologists paradise. The lake is partly designated as a nature reserve and enjoys an impressive range of wildlife including herons, kingfishers and ospreys. The footpath and bridleway is directly accessible from the grounds of Newbarn.

Newbarn is located 3 miles from the delightful market town of Wadhurst, named the best place to live in the UK by the Sunday Times in 2023. Wadhurst is well equipped for day to day needs with local shops, supermarkets, post office, church, pub, cafe's, delicatessen, butchers and restaurants. More extensive shopping facilities can be found in nearby Tunbridge Wells.











The area has excellent road and rail links from the A21 which provides links to the south coast and with the M25 which provide easy access to London and Heathrow and Gatwick international airports as well as linking to the Channel Tunnel. Mainline rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street operate from Wadhurst (3.7 miles), and Tunbridge Wells (9 miles) stations.

There are a number of well-regarded schools in the area in both the state and private sectors including Marlborough House and St Ronan's in Hawkhurst, Dulwich Preparatory School in Cranbrook, Benenden School, Holmewood House Preparatory School in Langton Green, Sevenoaks School, Tonbridge School, Kent College (for girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Beyond the activities at Bewl Water there are numerous sporting and recreational interests in the area including golf at Dale Hill, Chart Hills, and Crowborough Beacon. Opera at Glyndebourne. Horse racing is at Goodwood, Lingfield and Brighton. Motor racing can also be found at Goodwood. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public foot and bridlepaths, including Bedbury Forest and Hemstead Forest. Also National Trust locations such as Scotney Castle, Bodiam Castle, Batemans and Sissinghurst Gardens.



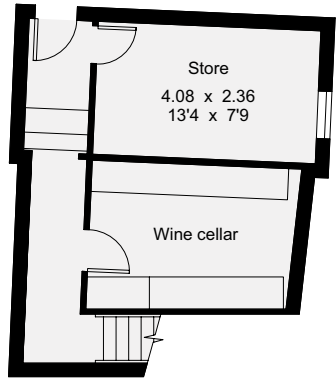


Main House

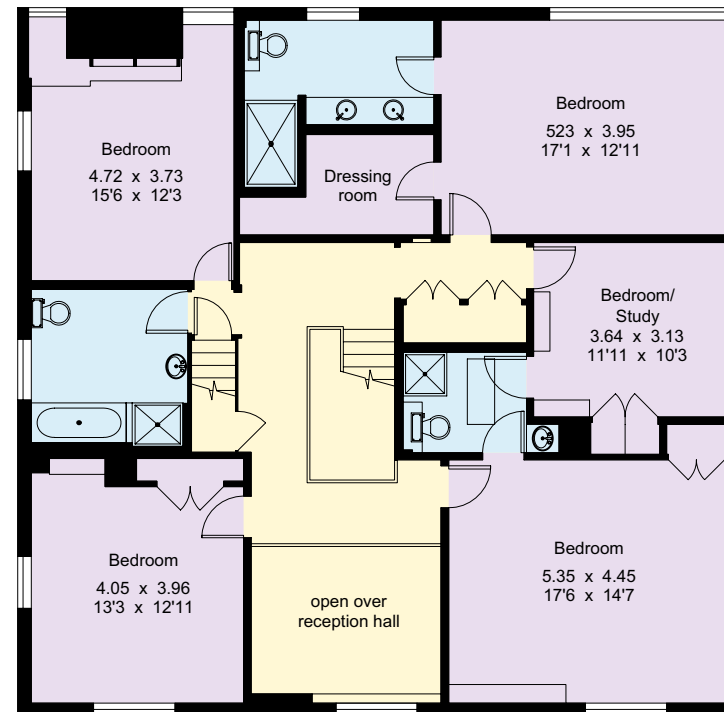
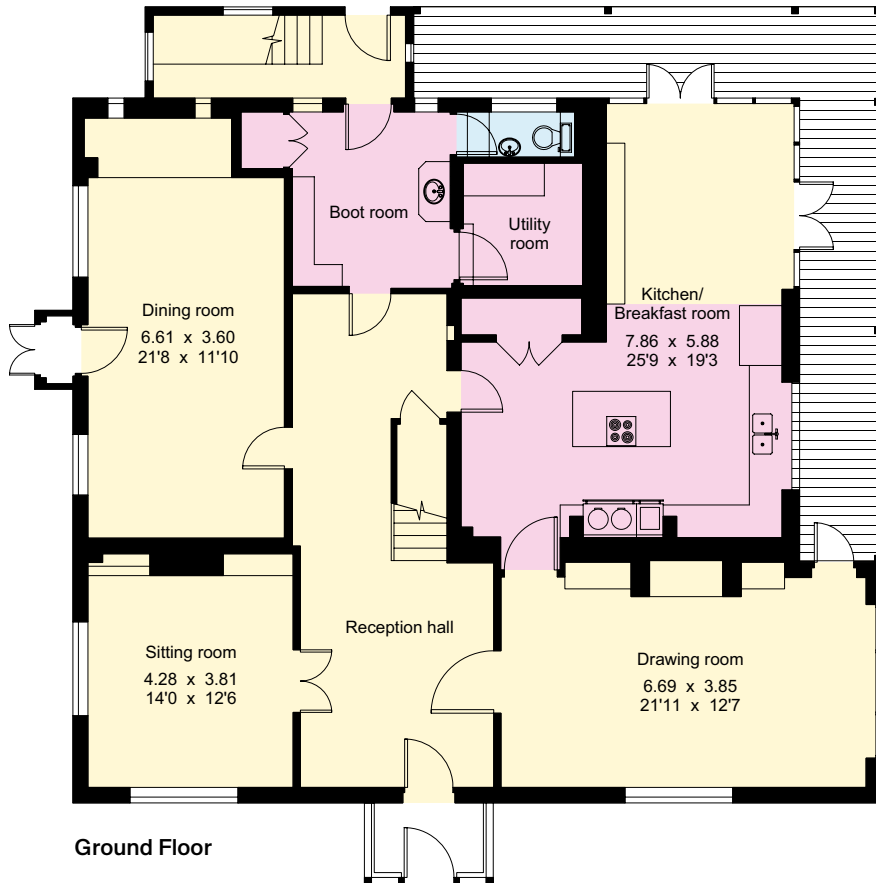
Approximate Gross Internal Floor Area
390.9 sq m / 4208 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

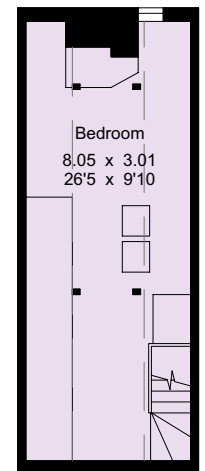
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cellar



First Floor



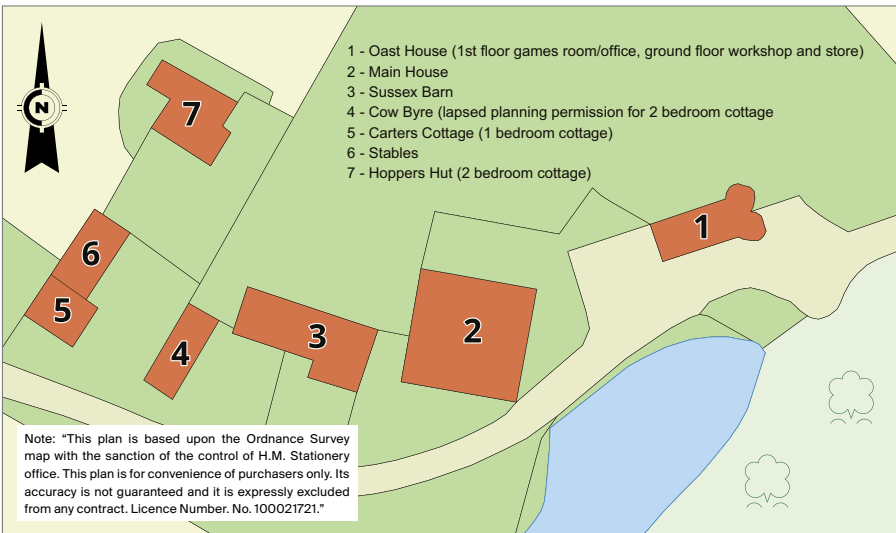
Second Floor





Outbuildings

There are an abundance of useful outbuildings within the grounds of Newbarn such as the spectacular 18th century Sussex Barn, which is currently used for parking and storage, with a tunnel underneath that provides access to the main house. There is also re-development opportunities, with the Cow Byre which has lapsed planning permission for a two-bedroom cottage.





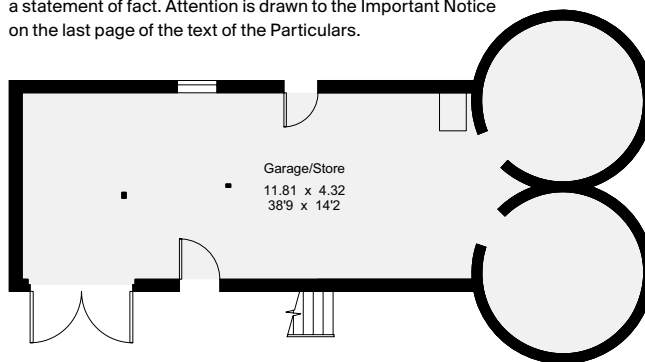
Oast House

Situated to the east of the main house, is a superb and rare example of a twin roundel Oast House, complete with exposed beams, original brickwork and large windows. Currently set up as a workshop/storage area on the ground floor, and a large study/games room with bathroom on the first floor. The space is large and extremely versatile and could suit a number of uses.

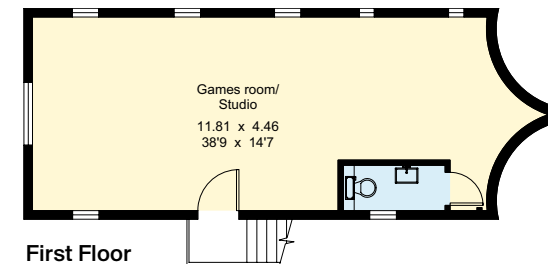


Approximate Gross Internal Floor Area
118.6 sq m / 1277 sq ft

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Ground Floor



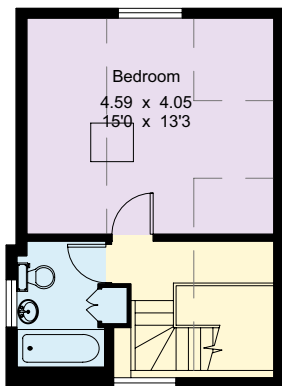
First Floor



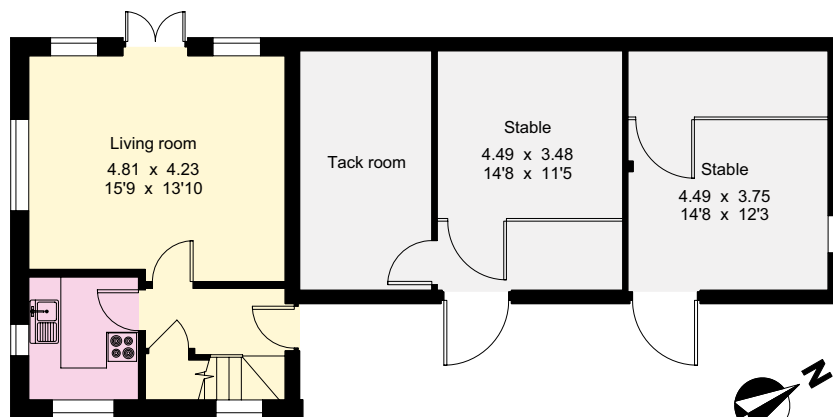


Carters Cottage

Carters Cottage is a two storey cottage with kitchen, living room, bedroom and a bathroom.



First Floor



Ground Floor

Stables and Tack room

Adjoining Carters Cottage are two stables and a tack room. There are multiple gates opening to the paddocks, and giving direct access to Bewl Water for hacking, which links to the bridleway.

Approximate Gross Internal Floor Area
62.3 sq m/ 671 sq ft

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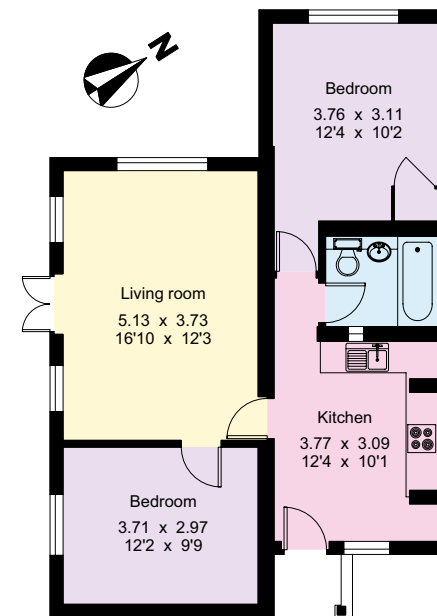


Hopper's Hut

Hopper's Hut is a two bedroom cottage complete with kitchen, living room and bathroom.

Approximate Gross Internal Floor Area
64.3 sq m/ 692 sq ft

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Gardens and grounds

Newbarn occupies a truly exceptional setting that provides a combination of privacy, tranquillity and glorious panoramic views over Bewl Water and beyond.

The gardens and grounds are an important feature of Newbarn and form the most delightful setting, complementing the house extremely well and gently slope down to Bewl Water.

Newbarn is positioned in the centre of its land and enjoys stunning well maintained gardens and grounds with many established specimen trees, and shrubs. Newbarn benefits from private access to Bewl Water from the grounds.

The gardens and grounds encircle the property and include a pond. There is also a paved terrace wrapping around the house. Beyond the gardens are paddocks which can be accessed by multiple gates. In all the gardens and grounds extend to approximately 14 acres.





Services

Mains electricity and water. Oil fired central heating and private drainage.

Postcode

TN5 6HP

Property information

Tenure: Freehold

Local Authority: Rother District Council

Council Tax: Band G

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated Various dates

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