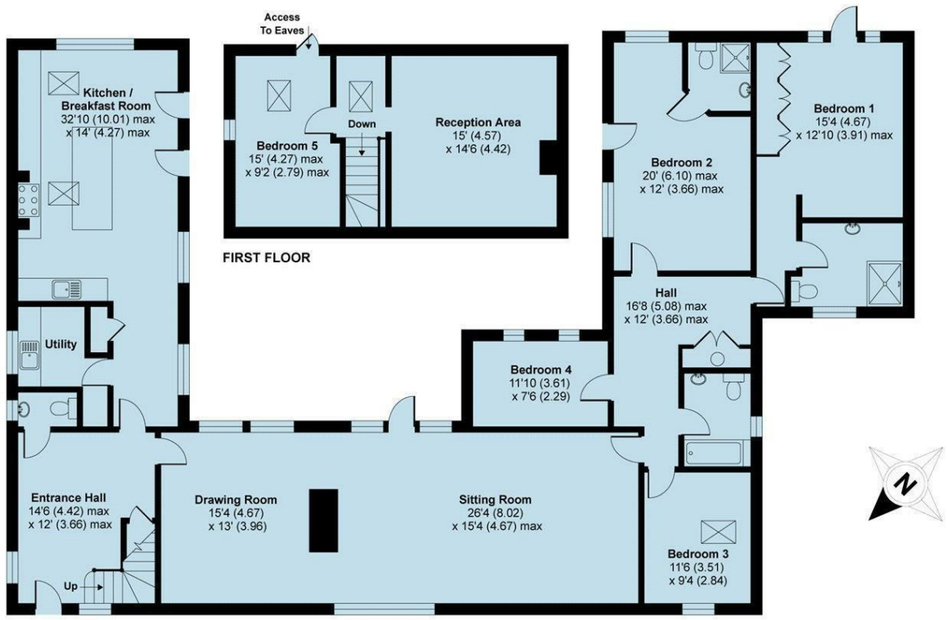
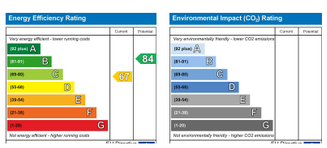
North Colwell Barn, Lewes Road, Haywards Heath, RH17 7TB

APPROX. GROSS INTERNAL FLOOR AREA 2671 SQ FT 248.1 SQ METRES





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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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£4,500 Per Calendar Month

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Welcome to North Colwell Barn – an exquisite Sussex Heritage barn conversion of 2,700 sq ft sitting on an enviable south easterly plot on the prestigious Lewes Road on the eastern outskirts of Haywards Heath. Offered unfurnished and available now.

Welcome Home...
Welcome to North Colwell Barn – an exquisite Sussex Heritage barn conversion of 2,700 sq ft sitting on an enviable south easterly plot on the prestigious Lewes Road on the eastern outskirts of Haywards Heath.

Believed to date from the late 1700s in parts, the barn was originally a farmer's milking shed converted to a residential home in the mid-1990s, with various later additions and to create the most the stunning of homes, with the perfect mix of retained character and a contemporary high specification. Externally, the mix of stonework and timber cladding and barn doors under a slate roof blend together to create the most beautiful facades.

Upon entry you are welcomed by an inviting entrance hall where the mixture of brickwork, exposed beams and panelling set the tone for lies beyond. The drawing room is simply stunning extending to approximately 40ft in length with a vaulted ceiling that will take your breath away. The room is bathed in natural light due to the floor-to-ceiling dual aspect glazing and there are two separate living zones, separated by a double-sided wood burning stove - perfect for a chilly winter's evening. In the summer months, the 'French' doors open on to the southerly courtyard for inside-outside living.

The kitchen is another wonderful room, with vaulted ceiling and exposed oak beams that juxtapose against the high gloss tiled floor. The bespoke units sit under stone countertops and this fantastic social space is a lovely room for the family to gather around the central island whilst two doors connect the space to the beautiful courtyard. There is larder and separate utility that hides away the noise appliances. The ground floor cloakroom lies off the hall.

The bedrooms are predominantly tucked away on the southerly side on the barn, each with plenty of charm making them the perfect spaces to unwind. Two are excellent double rooms and enjoy stylish en-suite shower rooms, whilst the third and fourth bedrooms are served by the family bathroom.

The first floor boasts a versatile mezzanine living area that overlooks the main drawing room and fifth bedroom which could easily be used as a study, such is the privacy from the rest of the home.

Underfloor heating flows through the kitchen and drawing rooms whilst conventional gas fired radiators heated the remainder of the home. Superfast broadband connection is available.

Outside Oasis...
In total, the plot extends to approximately 0.4 of an acre. The rear gardens are bathed in sunshine with a lovely south-easterly aspect meaning plenty of sunshine throughout the day. The beautiful Mediterranean style courtyard provides a sunny enclave and the perfect spot for al-fresco dining or a cold glass of something. Of an evening, the brickwork and external lighting create a relaxing ambience.

Double gates lead from the courtyard through to a large, level expanse of lawn that is perfect for children to play. The garden is enclosed by post & railing fencing and laurels will be planted to create total privacy and seclusion – a real outside oasis.

To the front, the barn is approached via a gated entrance that leads to the large driveway. The barn itself is well screened by a lovely brick wall and there is an array of trees and shrubs. The property also enjoys a vehicular right of way to an additional rear parking area.

The Location...
Lewes Road is one of the most prestigious addresses in Haywards Heath and the house is on the favoured south side. There are swift vehicular links in to Haywards Heath town centre with its extensive shopping & leisure facilities and Haywards Heath station provides excellent commuter links into London (approximately 47 mins to London Bridge/Victoria), Gatwick International Airport and Brighton, making this the ideal position for commuters both nationally and internationally. The A272 provides vehicular access both East & West with the 'Haywards Heath bypass' providing access to the M23 motorway network at Warninglid/Bolney.

Shopping & Leisure
Shopping facilities include The Orchards Shopping Centre with Marks & Spencer's, Sainsbury's and Waitrose. The villages of Lindfield, Cuckfield and Ditchling provide independent boutiques & stores whilst the bright lights of Brighton are approximately 15 miles distant and boasts the famous 'Lanes'. 'The Broadway' provides a selection of bars & restaurants.

Education
The local area offers reputable schooling in both private & state sectors including Great Walstead Preparatory, Cumnor House, Ardingly College, Hurstpierpoint College, Burgess Hill School for Girls, Worth School and Brighton College. Haywards Heath also provides well regarded state schooling including Lindfield Primary, Blackthorns Primary, Warden Park and Oathall Community College.

The Great outdoors...
Haywards Heath is surrounded by beautiful open countryside with South Downs National Park and Ashdown National Park both providing glorious walks. Nearby Ardingly provides a reservoir for water activities and boasts the annual 'South of England Show' whilst there are also an array of golf courses including Mid Sussex, Pyecombe and Haywards Heath. Nearby Botanic gardens include Borde Hill, Wakehurst Place and Nymans.

Information
Council Tax Band H; 4673.20 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Payments:

Holding Fee: One weeks rent - £1038.84
Deposit: Five weeks rent - £5192.00

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.