



Tom Thumb Barn, Laughton
Guide Price £395,000

Tom Thumb Barn, Laughton

Situated just outside the village of Laughton, on the edge of the South Downs National Park and less than 8 miles from Lewes, Tom Thumb Barn has planning permission to be converted in to a 1,237 sq. ft. single storey residential dwelling.

The Plot

The plot measures circa 0.64 of an acre, is accessed from the main Lewes Road B214 and has an electrical supply, mains water and septic tank. Currently there is a brick built stable building measuring circa 45ft x 10ft and Tom thumb Barn measuring circa 40ft x 30ft. The planning permission allows for the conversion of the barn and creation of what could be an impressive single storey residential property spanning 1,237 sq. ft. with a stunning outlook across open fields. In order to affect the planning permission the current owners have made a substantial start by replacing the septic tank and installing new pipework to the barn.

Embrace the opportunity to shape a one-of-a-kind residence tailored to your tastes and desires. From the architectural design to the finest finishes, every detail can be curated to reflect your unique lifestyle and aspirations. Whether envisioning a tranquil retreat surrounded by nature or an entertainer's paradise for hosting gatherings, the canvas is yours to transform.

The Location

Conveniently situated just a short drive from the historic market town of Lewes and the vibrant coastal city of Brighton, Laughton enjoys the perfect balance of rural tranquillity and urban accessibility. Life in Laughton revolves around its thriving community spirit and idyllic surroundings. From charming country pubs serving delicious local fare to quaint village shops offering artisanal goods, residents enjoy a relaxed pace of life infused with warmth and hospitality. Picturesque walking trails wind through the rolling hills and woodlands, providing endless opportunities to explore the natural beauty of the South Downs National Park. For those seeking leisure and recreation, Laughton offers an array of attractions and activities to suit every taste. Discover the rich history of the area with a visit to the nearby Michelham Priory, explore the charming villages of the South Downs, or simply unwind amidst the breathtaking scenery of the Sussex countryside. With an abundance of cultural events, festivals, and outdoor pursuits throughout the year, there's always something new to experience in Laughton.





Oakley

Your Sussex Property Expert

Lewes Property Hub
 01273 487 444
 14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
 Shoreham by Sea
 Brighton & Hove
 The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Material Information

Freehold.
 The planning permission go to Wealden District Council website quoting reference “Tom Thumb Barn, Laughton”.
 Plot size circa 0.64 acres / 2,593m² / 27,917ft².
 Please note: all measurements and drawings are approximate, any interested party should seek further details.



Please note:
 These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.