



East Street

Falmer

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An exceptional property on the outskirts of Brighton in the village of Falmer

“The Granary” forms part of a remarkable 13th-century historic farm once owned by Thomas Cromwell and Anne of Cleves. Originally used by the Monks of Lewes Priory to store grain, the building retains its traditional flint construction, exposed timbers and inherent character, now beautifully united with striking contemporary architectural additions.

The current owners have carried out a complete top-to-bottom restoration with meticulous attention to both heritage and craftsmanship, earning the project an English Heritage Award. The result is a rare blend of authenticity and modern industrial design, where bold floor-to-ceiling glazing and dramatic vaulted ceilings sit comfortably alongside centuries-old oak.

The restoration has been carried out with thoughtful detail throughout, using as much original timber as possible and natural lime wash paints for health and environmental benefits. Modern infrastructure includes oil-fired central heating with underfloor heating in the contemporary extension (and traditional radiators in the barn), metal guttering, CCTV security, alarm system, water softener, Klargest private sewage system and a system preconfigured for future conversion to an air-source heat pump. There is also an electric vehicle charging point and extensive exterior lighting.

Internally, the accommodation has been designed to provide flexible and adaptable living. At its heart lies a remarkable 41-foot kitchen and dining room, with full-height double sliding doors opening onto the terrace to create a superb connection between indoor and outdoor living. The kitchen is of the highest quality, pairing stylish white quartz worksurfaces and a butler sink with the light and space afforded by the countryside setting.

In addition, there is a generous vaulted sitting room with a wood-burning stove, a study, and an elegant galleried landing with a glass walkway leading to the bedroom accommodation. There are four well-proportioned double bedrooms served by three beautifully appointed bathrooms, with the principal suite enjoying a dedicated dressing room and luxurious en suite shower room.

A particularly versatile feature is the self-contained annexe/Airbnb suite, which can be fully integrated into the main barn or securely separated. With its own private entrance, it is ideal as a guest suite, home office, independent workspace or potential income stream.

Externally, the grounds have been landscaped to the same exacting standard as the interior, including an expansive terrace, area of lawn, extensive driveway and tractor barn. The lifestyle offering here is exceptional, with superb walks radiating from the property in every direction.

Despite its rural feel, the location is remarkably convenient – just a ten-minute drive to central Brighton, moments from Falmer station for trains to Brighton and London, and within easy reach of excellent schools, including Brighton College. The vibrant village of Lewes with its traditional shops, cafés and cultural amenities is also close by.

 **Guide Price** £2,000,000

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tbc









TOTAL FLOOR AREA:

267.1 sqm / 2875.04 sqft

East Street, Falmer

Approximately 267.1 sqm (2875.04 sqft)

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Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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