

AUCOOT



ADDRESS

Gibbs Barn, Mayfield, East Sussex TN20

PRICE

£2,500,000

DESIGNER

Faro Studio

INFORMATION

Set in the picturesque village of Mayfield, East Sussex, this impeccably finished four-bedroom barn conversion blends the character of traditional agricultural buildings with a refined, contemporary aesthetic. Vaulted ceilings, exposed beams, and a tactile, luxurious material palette speak to the building's rural roots while elevating it with modern sensibility.

Sustainability was central to the project, with an air source heat pump powering the one zone underfloor heating. A rooftop solar array, paired with a battery storage system, further reduces energy consumption and contributed to the barn's rare EPC A rating.

Originally a tractor shed, stable and farrier's workshop, the structures were unified under the direction of a renowned interior designer and a painter, bringing a creative and highly considered approach to the conversion.

Accessed via a private gate, the gravel driveway offers parking for five cars and includes an electric vehicle charging point. Planning permission is in place for a studio opposite the main house.

Inside, the home opens to porcelain stone flooring with underfloor heating throughout for year-round comfort. A generous Ceppo stone island anchors the kitchen, with seating for casual dining. Chef-grade stainless steel worktops and Miele integrated appliances line one side, while a discreet utility room adds practical convenience.

Throughout the main living space, expansive sliding glass doors frame uninterrupted views across the High Weald, bringing the landscape into focus. An Invicta double-sided wood burner subtly defines the dining and living areas, while the four bedrooms are arranged along the opposite wing. Both ground floor bathrooms feature Lusso Stone fittings, along with plenty of room for storage.

The soaring ceiling height in the main building is accentuated by expansive glazing that floods the space with southerly light. The principal suite has been elevated to a mezzanine level to fully embrace the views, with a cleverly integrated walk-in wardrobe and en suite tucked discreetly behind the bed.

The exterior is clad in larch and louvred timber sliding shutters, echoing the agricultural character of the original structure. Hedges wrap around the verdant lawn, while the mature apple and pear trees provide fruit each season. Mandarin Stone pavers encircle the home, with wildflower beds, grasses and seasonal planting bordering the undulating hills beyond.



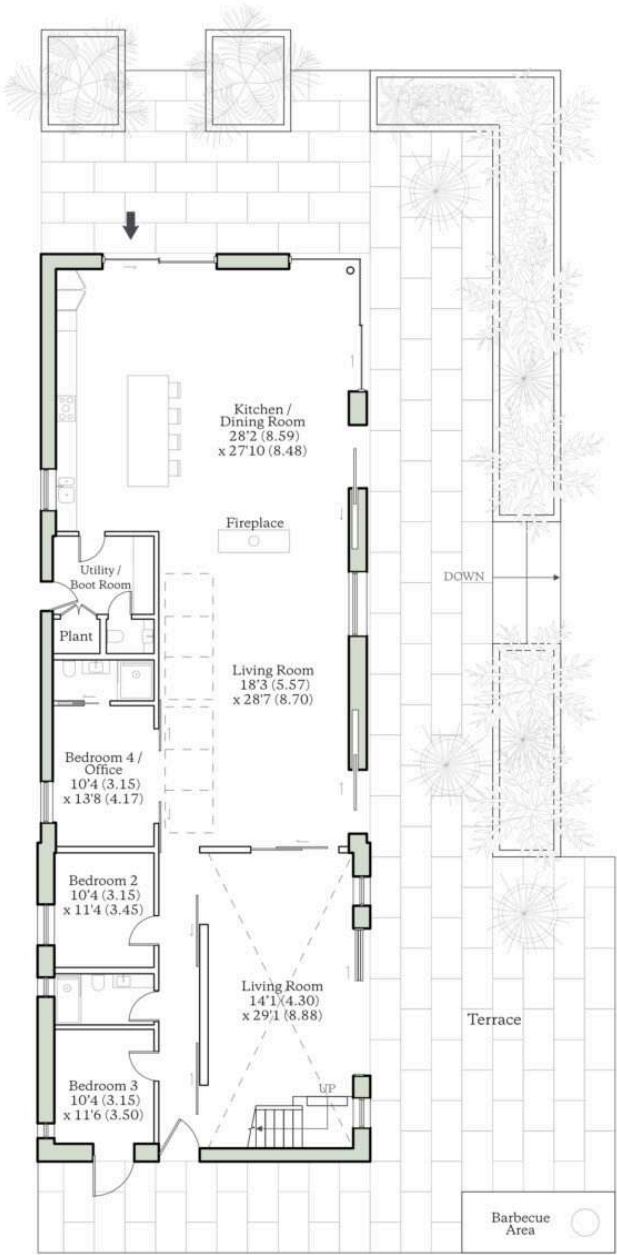
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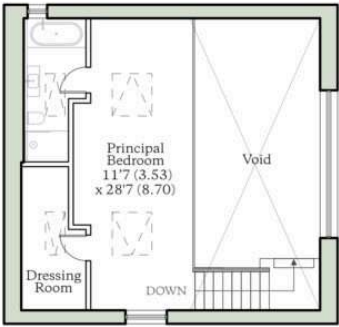


GIBBS BARN, MAYFIELD, TN20

Approx. Internal Area = 3073 sq ft / 285.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

AUCCOOT
RICS Property Measurements Standard