

Northiam Oak Barn

Region: Sussex Sleeps: 4

Overview

Hidden in a quiet pocket of East Sussex countryside, on the border with Kent and a mile south of the River Rother, Northiam Oak Barn offers sensational holiday living for four very lucky guests looking to relax, unwind and rejuvenate. This amazing barn boasts huge cavernous spaces, gorgeous ancient beams, a wonderful log burning fire and a fabulous patio and garden.

Northiam is a very pretty village sprinkled with wonderful ancient buildings, an 11th century church, a parish pump on the green and a restored railway used by historic steam trains that take you to Tenterden or Bodiam. The Sussex Border Path passes through the village offering scenic walks and a time-battered Oak stands on the village green at the spot where Queen Elizabeth stopped on her way to Rye. From Northiam Oak Barn you can enjoy wonderful walks, the golden south coast beaches, the wonderful towns of Tenterden, Rye and Bodiam, trips of the River Rother and the gorgeous gardens of Great Dixter, Pashley Manor and Scotney Castle.

Northiam Oak Barn is the perfect abode for a spot of switch off. You will spend hours relishing in the barn's beauty with charm and character in abundance. Its gorgeous period features blend perfectly with sumptuous modern furnishings, beautiful fabrics and top notch fittings to offer luxurious holiday accommodation. The barn is set in glorious, serene woodlands which lead you to this magnificent property with its gorgeous thatched roof. When you open the doors to Northiam Oak Barn you will be truly captivated by its lofty beams and its warm, welcoming ambience. You will feel the tranquility and unique sparkle of the Sussex sunshine envelope you. The barn has been beautifully restored to offer supreme comfort and a magical feel. The main living space is almost cathedral like with its immensely high ceilings. Comfy brilliant white sofas sit at one end of the room, surrounding the modern wood burning stove so that you can snuggle on chilly evenings with your holiday books or watch a movie on the television. A dining table and chairs sit at the far end of the room. This magnificent room is flooded with natural light which streams through the wall of glass doors. A staircase leads to a wonderful mezzanine area with comfy chairs and a library of books, the perfect spot to relax with the Sunday newspapers and a cup of tea. The barn also enjoys a gorgeous snug, another space to disappear for some quiet time or to send the children to play a game or two. The kitchen will impress the most discerning of cooks with its size and its excellent appliances.



Northiam Oak Barn offers two heavenly bedrooms, both set under the eaves and boasting characterful beams and lavish kingsize beds, beautifully adorned with pretty country quilts and crisp cottons. The barn enjoys two inviting ensuite bathrooms, also featuring ancient beams. You can soak away any remaining stresses in the bath that comes with one bedroom or take an invigorating shower in the other bathroom.

The barn also comes with a sun-drenched patio where you can dine alfresco, relax with your holiday books or play family games. The soothing sound of the water feature is a lovely addition to this private space. There is a pretty front garden, plenty of parking space and you are welcome to enjoy the woodlands and estate grounds. The owners are very welcoming and may even allow you to use their swimming pool. Northiam Oak Barn is a private paradise for your next rural getaway. When you can bring yourselves to leave, the golden beach of Camber Sands is within easy driving distance.

Facilities

Barn • Ideal for Babies & Toddlers • Ideal for Kids • Wi-Fi/Internet • Pets on Request • BBQ • TV • DVD • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Cycling • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Barn

Ground Floor

- Cloakroom with washbasin, w.c and useful space for coats and boots
- Open Plan Sitting/Dining Room again with comfortable sofas, armchairs and a round dining table and chairs
- Kitchen with an electric oven and hob, microwave, dishwasher and walk-in dry storage cupboard
- Utility Room with a fridge/freezer, washing machine and boiler
- A second sitting room with a sofa bed and armchairs

First Floor

- Bedroom with a super king-size bed (which can be unzipped to form twin beds) and a ensuite bathroom with a bath and hand-held shower
- Bedroom with a king-size bed (zip and link so can be made up as twin beds if required) and an ensuite shower room

Outdoor Grounds

- Walled, paved south-facing terrace for the exclusive use of occupants of the Barn with a sitting area, barbecue and attractive water feature. In addition the owner's grounds include acres of garden and woodland which guests are welcome to enjoy
- BBQ
- Gravelled area adjacent to the barn affords parking for two cars

Additional Facilities

- Wi-Fi
- TV
- DVD Player
- Underfloor electric heating and woodburning stove
- Travel cot and high chair available upon request



Location & Local Information

Northiam Oak Barn enjoys a wonderful rural location on the edge of the village of Northiam. Enjoying a fascinating history and plenty of gorgeous ancient buildings, the village is very pretty. It sits one mile south of the River Rother where you can take trips on the water and is within easy reach of Rye, Camber and other attractive towns and villages. Brickwall House is a Jacobean mansion house which was the home of the Frewen family and is now a college. The house and gardens are open occasionally and by appointment. St Mary's Church has a reputation for its ghostly muffled voices in the vestry and contains the pony and hand hearse made for Queen Victoria's funeral. From the restored railway station, you can ride on a steam train along the Rother Valley to Tenterden or Bodiam. The St Francis Hospital for animals is located on land given to the Sussex Blue Cross. The gardens of the Tudor manor house Great Dixter, made famous by the author and television gardener Christopher Lloyd, are beautiful.

Rye, a Medieval citadel huddled against invaders and the sea, is today home to a myriad of art, curiosities and cosy pubs and restaurants. They serve the best that Sussex has to offer. Built on timeless tales and smuggled secrets, Rye offers charm and intrigue with nooks and crannies to explore and distant views across Romney Marsh to enjoy. St Mary's Church tower is open to the public and offers the best viewpoint to show the warm terracotta roofs of the many timbered houses. These ancient, characterful buildings, cobbled streets and secret passages attract film crews in search of historical settings for period productions. The Rye Castle Museum was originally a bottling factory and now boasts a unique 18th century fire engine as well as relics from the town's shipbuilding past. The Rye Harbour Nature Reserve has a wonderful network of criss crossing footpaths on the saltmarsh and shingle ridges with fabulous views across to Camber Sands and the cliffs of Hastings Country Park. It is a twitcher's paradise with five hides where you can watch the wildlife. You can take boat trips or lessons in windsurfing, dinghy sailing or paddleboarding from Rye Watersports.

Wine lovers can easily visit numerous vineyards. The most famous vineyard is the Chapel Down Vineyard, close to the picturesque market town of Tenterden. It is open to visitors throughout the year. You can enjoy tastings, tours and masterclasses. It is a wonderful day out though you may have to draw straws to see who is driving! Also popular are the Biddenden Vineyard, the Mount Vineyard, the Hush Heath Winery, the Chartham Vineyard and the Terlingham Vineyard.

Also within easy distance, Hastings enjoys a fascinating history. It was attacked by the French during the Hundred Years War and in 1377, a second attack all but destroyed the town. The Old Town's architecture ranges from



Medieval to Victorian with one of the oldest buildings, the Court House, being built around 1450. The town boasts many passages and narrow streets known as the twittens, many cafes, bars and restaurants and some excellent shops and art galleries. The Castle, originally built by William the Conqueror, lies in ruins at the top of West Hill and can be visited using the steepest funicular railway in Britain. The Hastings Museum and Art Gallery boasts an exhibition dedicated to American Indians, Grey Owl, an early conservationist who came from Hastings and John Logie Baird who pioneered television in Hastings.

There are many architectural and cultural attractions including a theatre, parks and gardens. Hastings hosts many events including the Hastings Half Marathon, the Jack in the Green Festival, Hastings Beer Festival, Coastal Currents and the Old Town Carnival.

Camber Sands is a fabulous beach in the village of Camber. It is the only sand dune system in East Sussex, east of the estuary of the River Rother at Rye Bay, and stretches three glorious miles to just beyond the Kent border.

Local Amenities

Nearest Airport	Gatwick Airport (69.4 km)
Nearest Ferry Port	Dover Port (72 km)
Nearest Train Station	Rye Station (14.4 km)
Nearest Village	Northiam (1.1 km)
Nearest Town/City	Rye (14.4 km)
Nearest Restaurant	Sahebs Indian Restaurant (3 km)
Nearest Bar/Pub	Rose And Crown (3.3 km)
Nearest Supermarket	SPAR (1.4 km)
Nearest Beach	Camber Sands (20.4 km)
Nearest Golf	Sedlescombe Golf Club (13.2 km)

Nearest Tennis

Rolvenden Tennis Club
(9 km)

What we love

- Northiam Oak Barn boasts cavernous light flooded spaces with charm and character in abundance
- The barn comes with a delightful sun-drenched patio and a very pretty front garden
- This gorgeous thatched barn enjoys a lovely countryside location within easy reach of the delights and historic charm of Rye and Hastings. Camber Sands, with its three miles of golden sand is also a very easy car drive away

What you should know...

- You are welcome to bring one pet to the barn but please keep it away from the bedrooms
- Northiam Oak Barn only offers two bedrooms even though it is incredibly spacious
- The owners live on the estate and are very welcoming. You can explore their woodland and on request use their swimming pool

Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 7 nights. All other durations on request
- Changeover day: Friday
- Pets welcome?: A maximum of one well-behaved dog is allowed on a request basis. There will be an additional charge of £25 per dog per stay. Dog breeds must be stated at the time of booking
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay