

The Barn, West Stoke, Chichester, West Sussex







A stunning converted barn in an elevated position sitting in approximately **137.35 acres of private grounds** within the South Downs National Park.

Summary of accommodation

Entrance hall | Kitchen breakfast room | Drawing room | Sitting room | Dining room | Family room | Cloakroom

Principal bedroom suite | Five further bedrooms, one en suite | Two 'Jack & Jill' bathrooms

Indoor swimming pool with shower room | Studio annexe

Outbuilding One: Office | Two garages | Two store rooms (potential for conversion into further accommodation, subject to the usual permissions)

Outbuilding Two: Workshop | Office | Plant room | Store | Shed

Manège | Tractor shed | Agricultural barn | Hay store | Stabling with five loose boxes | American barn

Available in two lots

Lot 1 – Accommodation including garages, outbuildings and excellent equestrian facilities in approximately 27.66 acres

Lot 2 – American barn in approximately 109.69 acres

Approximately 137.35 acres in total

Distances

Chichester 3.5 miles, Midhurst 11 miles, Petersfield 14 miles (London Waterloo from 66 minutes)

(All distances and times are approximate)



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The Barn

Situated within the South Downs National Park and less than four miles from Chichester, The Barn occupies a wonderful location and position in West Sussex. Carefully and beautifully crafted, The Barn has been extended and renovated to exacting standards. Formerly part of the West Stoke estate, The Barn now provides over 6,500 sq ft of living accommodation, including an indoor swimming pool, secluded garden, vegetable garden and parkland surrounded by a large proportion of the original estate totalling approximately 137.35 acres.

The Barn occupies the optimal position on the western boundary of the estate with stunning views across its own land and beyond. The house itself has all the grandeur of the original barn with vaulted ceilings and large double aspect windows, whilst the open-plan kitchen breakfast links the living accommodation to the downstairs bedroom suites. At the end of the run of downstairs bedrooms is the potential for an internal annexe with its own external door, bathroom, bedroom and utility room which could be converted into a kitchen.















Grounds and gardens

The property can be purchased as a whole or in two separate lots.

Lot 1 comprises The Barn's pretty and secluded courtyard garden which can be accessed from the dining room, drawing room and indoor swimming pool. To the west of the house is an informal garden leading out onto open fields. To the east are paddocks and excellent equestrian facilities with stabling for a number of horses and a manège, approximately 27.66 acres in total.

Outside there is huge scope and potential to convert several outbuildings into further accommodation, subject to the usual permissions.

Lot 2 comprises approximately 109.69 acres of arable and woodland with an American barn.







Approximate Gross Internal Floor Area
6,538 sq ft / 607.4 sq m
Outbuilding One: 1,336 sq ft / 124.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

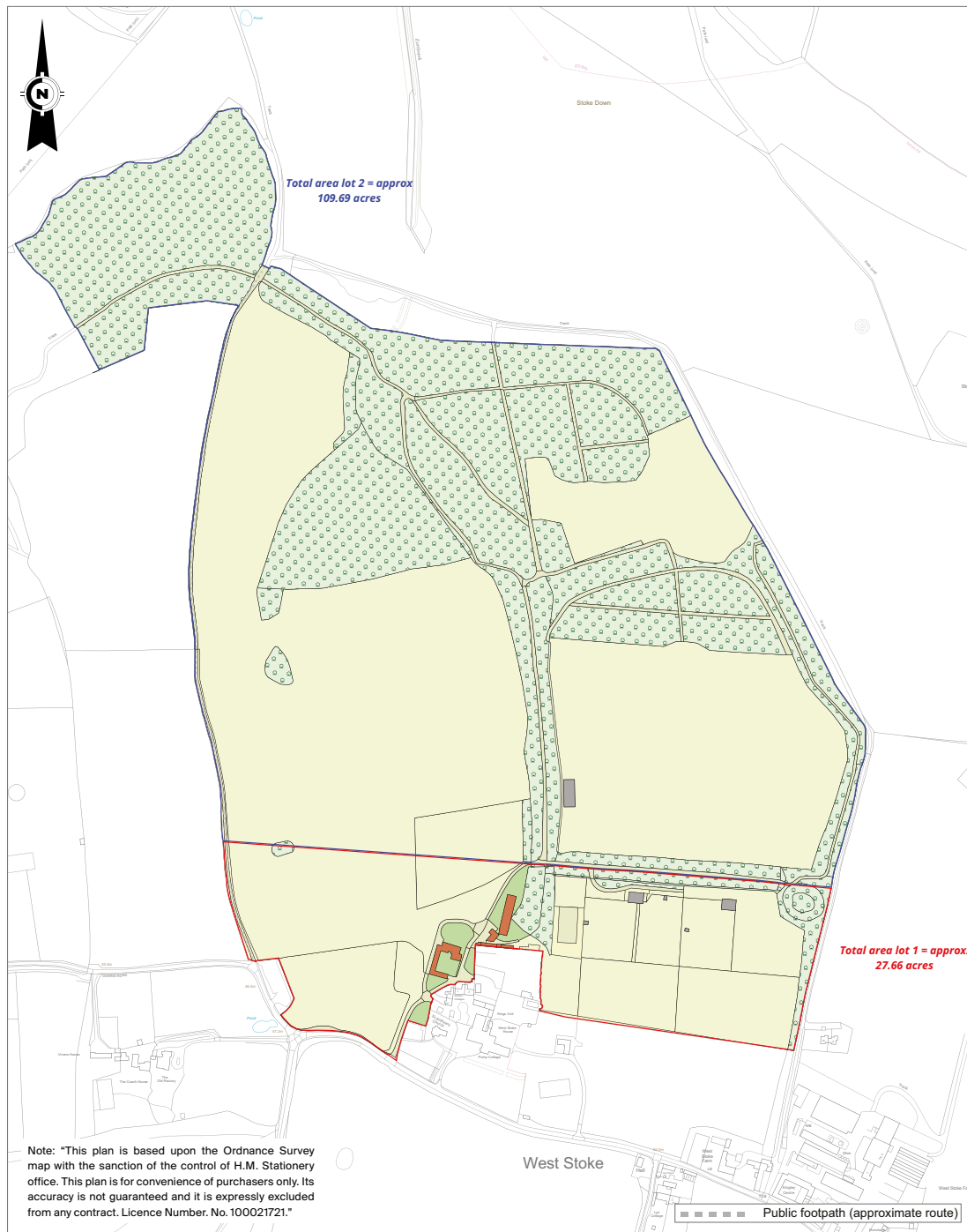
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Annexe



Approximate Gross Internal Floor Area
Outbuildings Two: 12,823 sq ft / 1191 sq m

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Directions (PO18 9BN)

What3words: figure.stunt.lavender (take you to the front door).

Property information

Tenure: Freehold

Local Authority: Chichester District Council, South Downs National Park

www.chichester.gov.uk

Council Tax: Band H

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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