

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)



Knight Frank Haslemere

1 West Street

Haslemere

GU27 2AB

knightfrank.co.uk

Knight Frank Country Department

55 Baker Street

London

W1U 8AN

knightfrank.co.uk

Russell Grieve

01428 770560

russell.grieve@knightfrank.com

Oliver Rodbourne

020 7861 1093

oliver.rodbourne@knightfrank.com



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



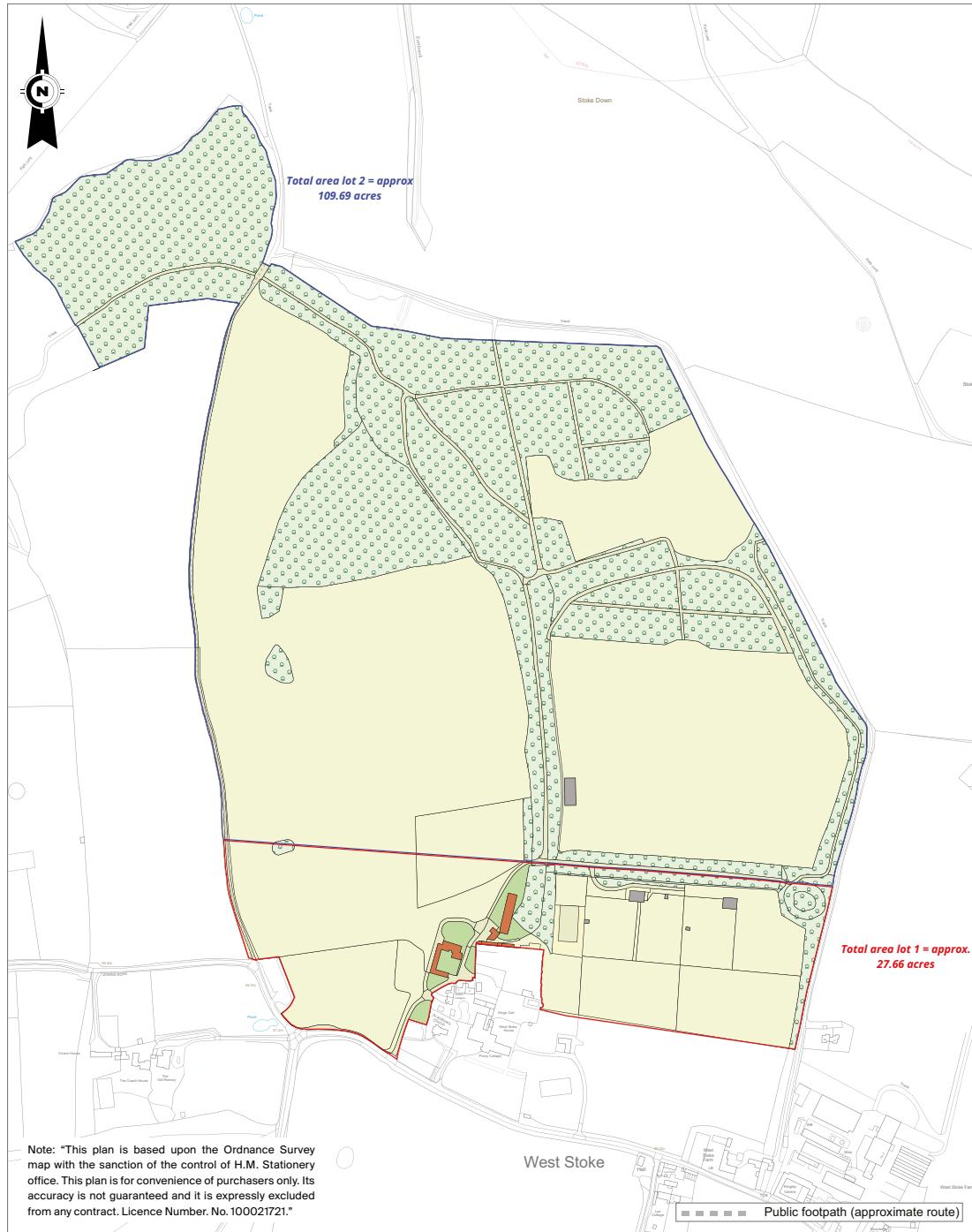
Approximate Gross Internal Floor Area
Outbuildings Two: 12,823 sq ft / 1191 sq m

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.



Legend:

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



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.

Important Notice: 1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. **VAT:** The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

