

HUNSTON DAIRY FARM

HUNSTON, CHICHESTER, WEST SUSSEX







Hunston Dairy Farm

Hunston, Chichester, West Sussex

An extremely well presented four bedroom character farmhouse which has been extended and extensively renovated by the current owners to a high standard. Located 1 mile to the South of Chichester. Set in grounds of approximately 2.75 acres with numerous outbuildings offering further scope.

Summary of accommodation

Entrance Hall, Study/Playroom, Cloakroom, Utility Room, Kitchen/Breakfast Room, Dining/Family Room, Living Room, Four Bedrooms, Two En Suite Shower Rooms, Family Bathroom, Storage Area, One Bedroom Annexe with Kitchen & Sitting Room, Outbuildings with planning permission in place for further conversion ref: 13/0273/DOM, Garage, Garden, Paddock

In All Approximately 2.75 Acres.



Beyond your expectations

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Situation

The property is situated in the popular village of Hunston, just to the south of the Cathedral City of Chichester. The city offers a comprehensive range of shops, restaurants, primary and secondary schools, doctors and dentists. Chichester is also renowned for its Festival Theatre, ancient Cathedral, museums and galleries. Leisure activities within the general area include sailing from Chichester Harbour, golf, horse and motor racing at the famous Goodwood, indoor sports centres with swimming pools and walking and riding across the South Downs National Park. Chichester has a mainline railway station with services to London Victoria and Gatwick.

Description

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The accommodation comprises an entrance hall with feature fireplace and a cloakroom. The stunning open plan kitchen/dining room which measures 34ft by 23ft and has a fitted kitchen with integral appliances and a central island. The dining area has a vaulted ceiling and church window with French doors leading out onto the rear terrace. From the kitchen is a spacious utility room with a larder and side access to the gardens. Leading off from the dining area is the living room with a wood burner and a playroom/study which links back to the entrance hall.





To the first floor are four bedrooms with the master bedroom enjoying a range of fitted wardrobes and an en suite shower room. The guest bedroom also has an en suite shower. Bedrooms three and four share the family bathroom which has a separate shower. All the bedrooms have fitted recessed wardrobes.

Connected to the house via a store room is the original dairy which has been part converted to provide annexe accommodation comprising of a kitchen, living room, bedroom and shower room.

Behind the annexe and linked by the store room are two workshop areas which have a combined length of over 60ft and have access to both the front and rear.

Outside

A tarmac driveway sweeps down to a parking area in front of the dairy buildings. A five bar gate opens to a gravel driveway and leads across the front of the farmhouse and round to a stable block and a detached garage. The stable block is constructed of brick and flint elevations and a tiled pitched roof, offering two stables and two store rooms. The formal grounds are laid to lawn with gravel pathways linking the front and back gardens. The rear garden enjoys a Southerly aspect with a slate paved terrace across the back to the house over looking the paddocks. Adjoining the gardens is a fence enclosed kitchen garden with hard standing for a greenhouse. In total the property sits in approximately 2.75 acres.



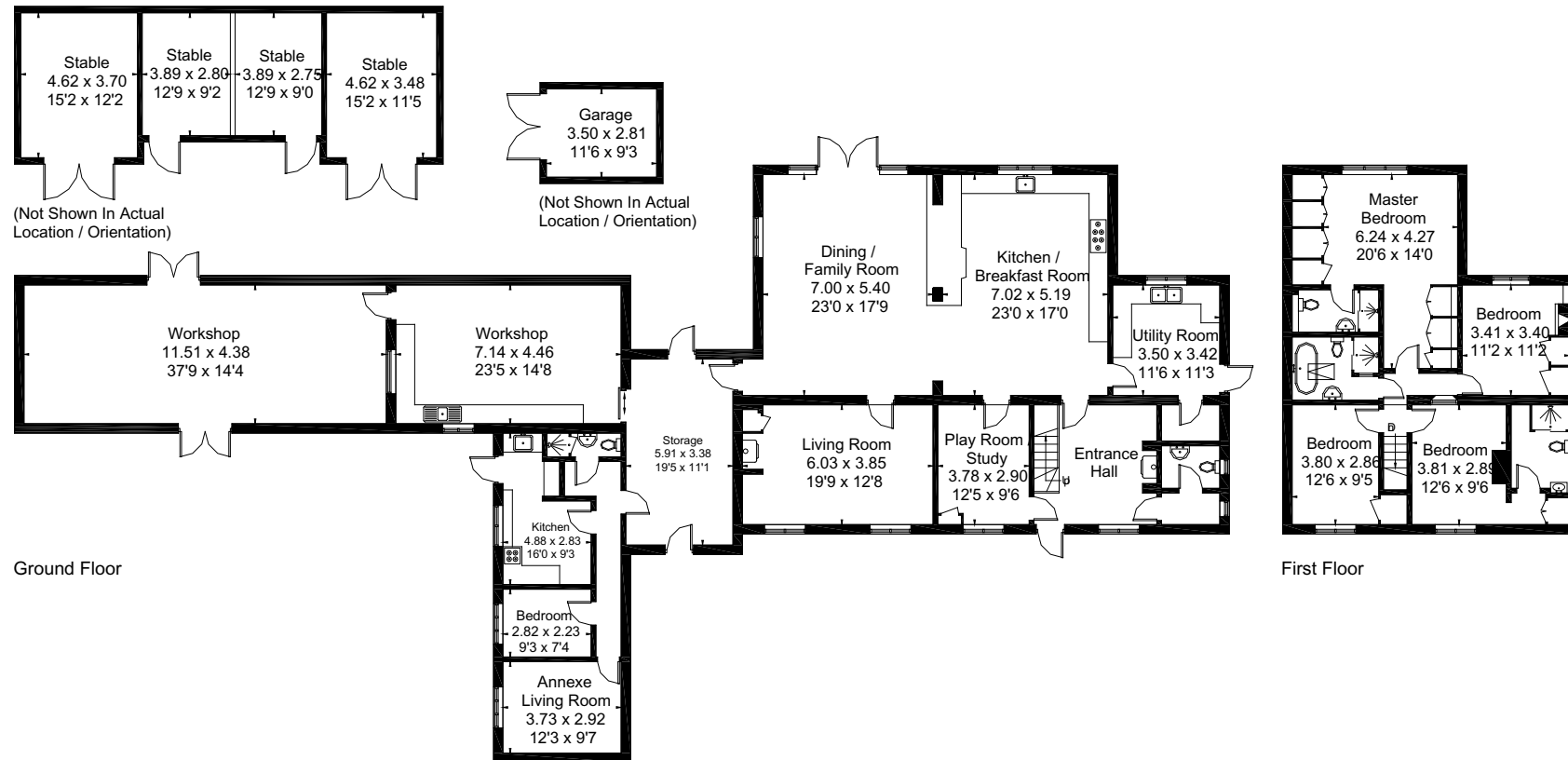
Hunston, Chichester

Approximate Gross Internal Area = 383.8 sq m / 4131 sq ft

Stables = 56.5 sq m / 608 sq ft

Garage = 9.8 sq m / 105 sq ft

Total = 450.1 sq m / 4844 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 191945

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

