



Hampers Barn | Hampers Lane | Storrington | West Sussex | RH20 3JB







# Hampers Barn

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GUIDE PRICE £600,000

A unique opportunity to acquire this period barn, converted circa 1965 and located in this leafy lane on the fringes of Storrington village. Internally, the property offers an ideal opportunity for renovation, currently retaining much of its original charm and character. Accommodation comprises: sitting room with wood burner, snug/reception room, kitchen/breakfast room, dining room, three first floor bedrooms with main bedroom having en-suite facilities and bedroom two with adjoining shower room, impressive minstrels galleried landing. Outside, there is off-road parking which leads to an attached garage and covered parking area. The rear garden is southerly aspect offering a good degree of privacy.

- Detached Barn Conversion
- Exciting Renovation Project
- Extending to 2344 sqft
- Three Bedrooms
- Sitting Room with feature woodburner
- Wealth of exposed beams
- Snug
- Kitchen/Breakfast Room
- Dining Room
- Conservatory
- Impressive Minstrels Gallery
- Ground Floor Bathroom
- En-suite to Main Bedroom
- Attached Garage
- South aspect enclosed Gardens
- Covered Parking



**Gabled Entrance Porch** Solid panelled oak sliding front door, leading to:

**Entrance Hall** Radiator, door leading to:

**Sitting Room** 21' 3" x 13' 6" maximum" (6.48m x 4.11m) Feature vaulted ceiling with a wealth of exposed original beams, leaded light windows, part panelled walls, feature cast iron wood burning stove, double doors leading to reception room, door accessing:

**Conservatory** 12' 4" x 9' 7" (3.76m x 2.92m) Of brick and uPVC construction with double doors leading to rear garden, tiled flooring.

**Snug** 18' 1" x 11' 11" (5.51m x 3.63m) Panelled walls, fireplace with oak mantel, parquet wood block flooring.

**Inner Hallway** Shelved storage cupboard, door leading to:

**Utility Room** Housing oil fired boiler, wash hand basin, space and plumbing for washing machine.

**Bathroom** Panelled bath, wash hand basin, exposed beams.

**Garage/Workshop** 19' 4" x 18' 1" maximum" (5.89m x 5.51m) Power and light, accessed via double wooden doors.

**Annexe Section** Own private stable door, leading to rear garden, bank radiator, separate cloakroom, door accessing side garden, door leading to:

**Kitchen/Breakfast Room** 21' 0" x 10' 8" (6.4m x 3.25m) Stainless steel double drainer sink unit, large breakfast bar with marble style working surfaces, space for cooker, part vaulted ceiling with original beams, radiator, cast iron wood burning stove, built-in cupboard, door leading to:

**Reception Room/Dining Room** 23' 11" x 10' 0" (7.29m x 3.05m) Exposed ceiling beams, semi-vaulted ceiling, open fireplace with exposed chimney breast, radiator.

**Oak Balustrade** Leading to:

**Feature Minstrels Galleried Landing** 37' 9" x 19' 4" (11.51m x 5.89m) Exposed beams, radiator, door leading to:

**Bedroom One** 13' 8" x 13' 1" (4.17m x 3.99m) Radiator, door leading to:

**En-Suite Bathroom** Panelled bath, low level flush w.c., pedestal wash hand basin, radiator, built-in vanity unit.

**Bedroom Two** 12' 0" x 10' 5" (3.66m x 3.18m) Steps leading up, semi-vaulted ceiling with exposed beams, built-in wardrobe cupboards, further steps up to:

**Bedroom Three** 12' 0" x 9' 3" (3.66m x 2.82m) Semi-vaulted ceiling with exposed beams, built-in wardrobe cupboards, leading to:

**Adjoining Shower Room** Enclosed shower, low level flush w.c., wall-mounted wash hand basin.

## Outside

**Front Garden** Gravelled parking area, leading to attached garage and large covered car barn, with door leading to side section of garden with pond and oil tank.

**Rear Garden** Being south facing, enclosed by flint walling with separate access via double wooden gates, mainly laid to lawn, offering a high degree of privacy.

**Directions** 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: <https://what3words.com> [///palettes.quits.emulating](https://palettes.quits.emulating)

**EPC Rating:** Band F.







## Hampers Lane, Storrington, Pulborough, RH20

Approximate Area = 2344 sq ft / 217.7 sq m (excludes void)

Garage = 293 sq ft / 27.2 sq m

Total = 2637 sq ft / 244.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fowlers Estate Agents. REF: 1250803



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