



The Farmhouse | Lower Perryland Farm | Dial Post | RH13 8NT





The Farmhouse

Lower Perryland Farm | Dial Post | West Sussex | RH13 8NT

GUIDE PRICE £800,000

An exciting renovation opportunity set in the West Sussex countryside overlooking open fields and countryside beyond. The property is a former farmhouse and requires extensive renovation and structural repairs. Internal accommodation comprises: five bedrooms, sitting room, dining room, kitchen/breakfast room, study, utility room and a family bathroom. Outside, there are formal gardens and an adjoining paddock extending to 1.5 acres in total, and a detached double garage, with an option to purchase up to a further 19 acres under separate negotiation. Plans and images for an indicative build are available as shown above, subject to planning permission being granted.

- Exciting Renovation Opportunity
- Detached Farmhouse
- Beautiful rural setting
- Overlooking open fields and countryside
- Occupying 1.5 acres
- Five Bedrooms
- Sitting Room
- Dining Room
- Study/Reception
- Kitchen/Breakfast Room
- Utility Room
- Family Bathroom
- Formal grounds and paddock
- Detached Double Garage
- Extensive Parking Area
- Option to purchase up to a further 19 acres

Entrance uPVC front door to:

Entrance Hall Radiator.

Living Room 14' 9" x 14' 0"
(4.5m x 4.27m) Dual aspect,
radiator.

Study/Storage 10' 9" x 8' 10"
(3.28m x 2.69m) Door
accessing gardens, radiator.

Dining Room 14' 9" x 11' 6"
(4.5m x 3.51m) Dual aspect,
radiator.

Kitchen/Breakfast Room 14'
10" x 14' 9" (4.52m x 4.5m)
Range of wall and base units,
stainless steel double drainer
sink unit, outlook over gardens
and open fields beyond,
radiator, door through to:

Utility Room Sink, door
accessing gardens.

Ground Floor Cloakroom
W.C., radiator, wash hand
basin.

Stairs to:

First Floor Landing Radiator.

Bedroom One 14' 10" x 11' 9"
(4.52m x 3.58m) Dual aspect
with outlook over open fields,
radiator.

Bedroom Two 14' 10" x 11' 0"
(4.52m x 3.35m) Radiator,
outlook over open fields.

Bedroom Three 14' 10" x 8'
4" (4.52m x 2.54m) Dual
aspect with outlook over open
fields, radiator.

Bedroom Four 10' 11" x 8' 11"
(3.33m x 2.72m) Radiator.

Bedroom Five 14' 0" x 7' 4"
(4.27m x 2.24m) Radiator.

Family Bathroom Bath, wash
hand basin, w.c., heated towel
rail.

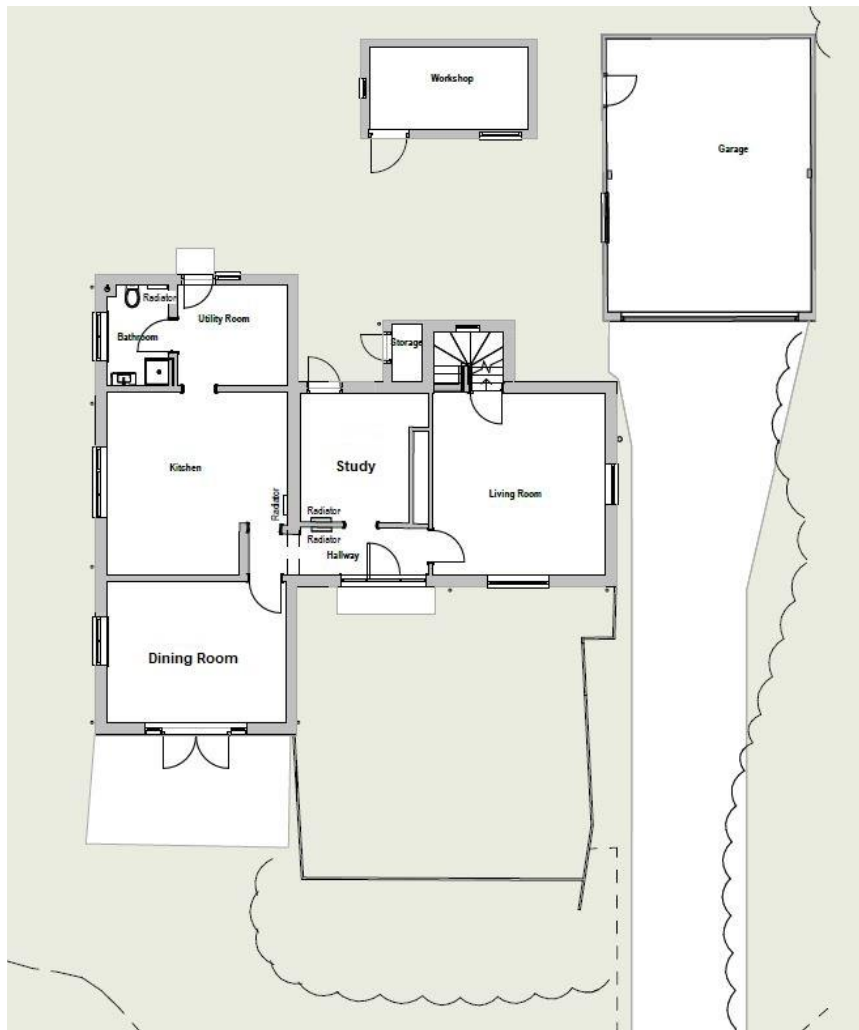
Outside

Formal Gardens With
adjoining paddock extending
to 1.5 acres, with an option to
purchase up to a further 19
acres under separate
negotiation

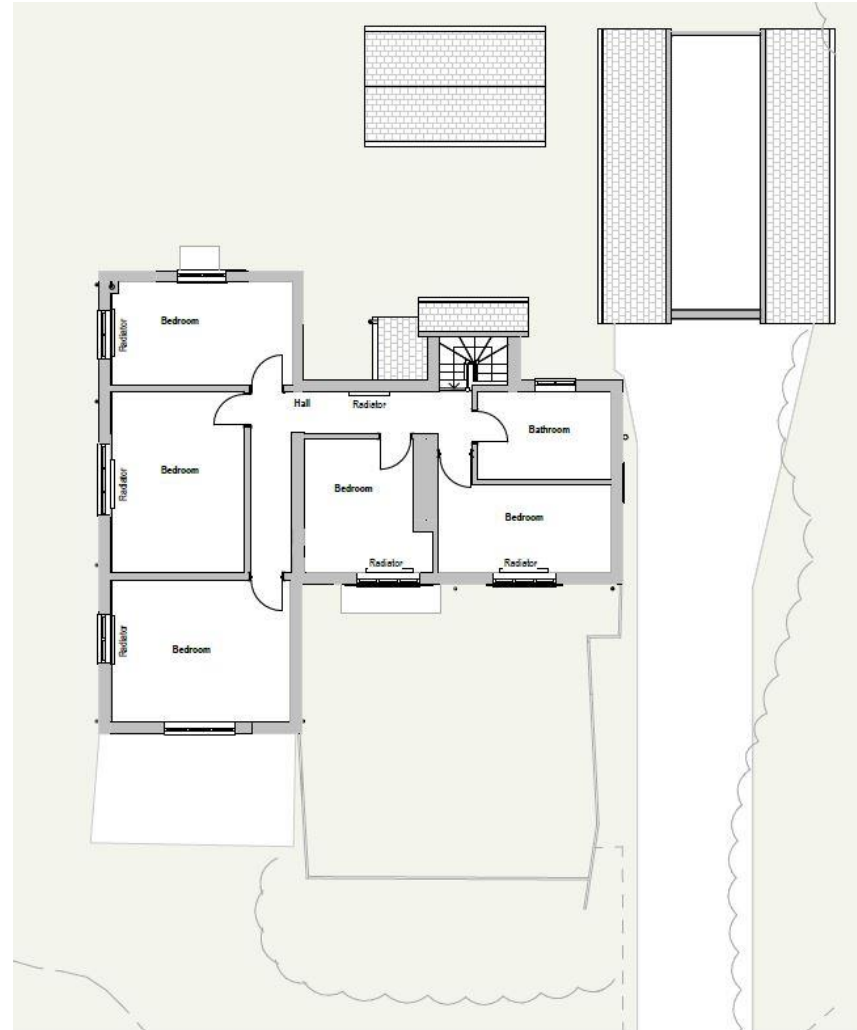
Detached Double Garage

Agents Note Plans and images
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Ground Floor



First Floor



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

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feel at home..."*

Managing Director:
Marcel Hoad



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1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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