



Lower Barn, Haben Farm

Guide Price £799,950

Lower Barn

Haben Farm, Petersfield

A deceptively spacious barn conversion, Lower Barn is half of an old Sussex barn believed to date from the 17th Century and which was converted in the 1980s.

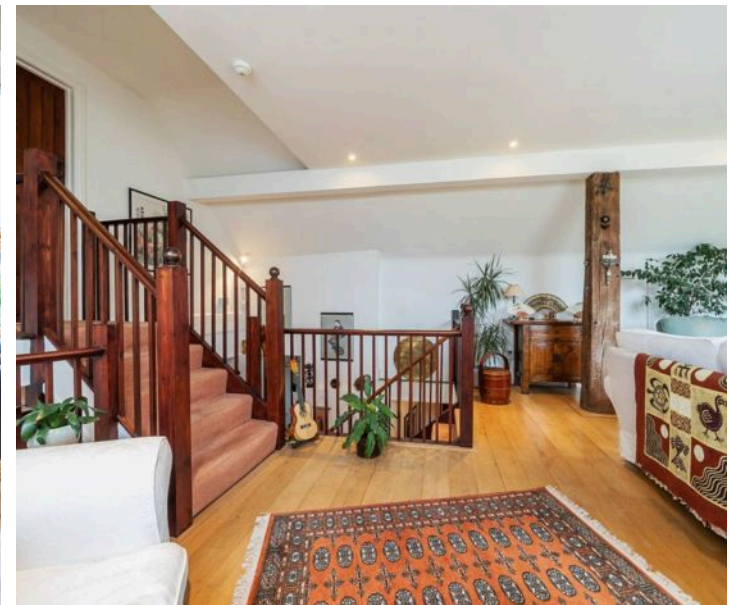
The entrance hall leads to an impressive bespoke fitted study with desk area, cupboards, drawers and shelving. This could also be used as a fourth bedroom. Also on this floor are two good sized double bedrooms with original beams and views over the back garden. There is also a main bathroom which has a bath and separate shower.

A few stairs take you down to the lower hall with a stable door to the back garden. The kitchen features granite work surfaces, bespoke cupboard and drawer units with integrated fridge and freezer. Opening off the kitchen is a spacious dining room which could also make a wonderful family room.

Stairs from the ground floor lead up to a large bright living room with wonderful views across farmland to the South Downs. The wood burner, wooden floor and beams all add to the character. Off this room is the main bedroom with an en-suite shower room and built in wardrobe. There is also a large eaves cupboard off of the living room providing plenty of storage space.

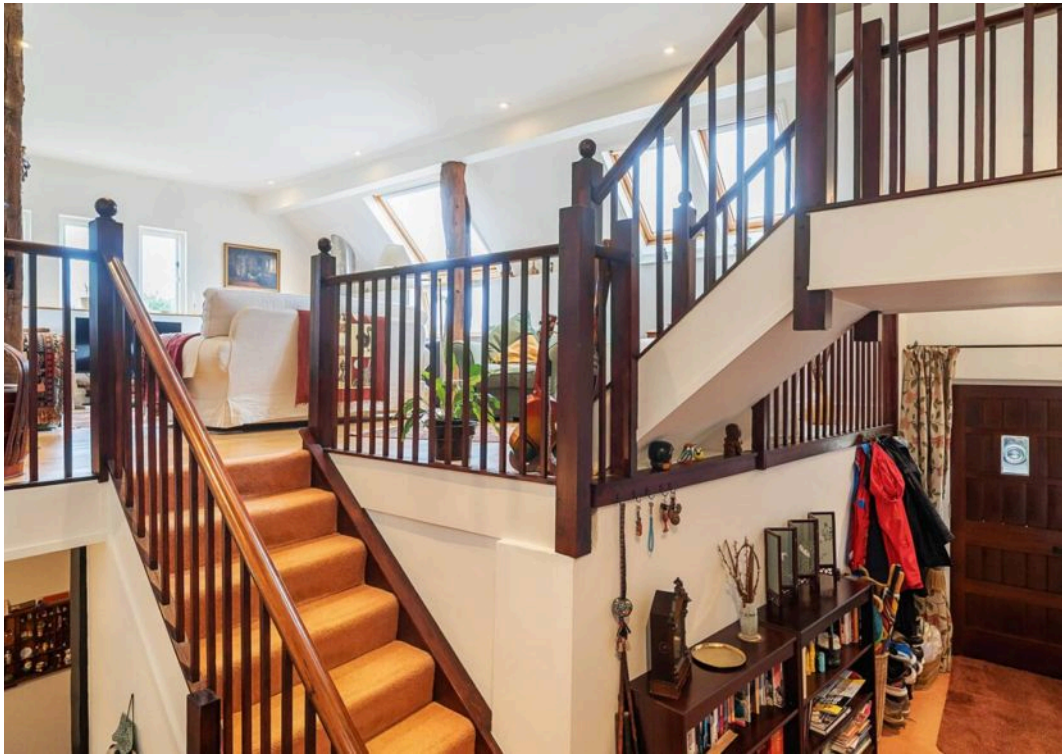
Outside a gate leads to the back garden with mature plants and a seating area. To the front is a lawned area and a patio where seating would provide the opportunity to enjoy the far-reaching views.

A Victorian barn provides garaging for two cars and more storage, and there is parking for one car on the drive













Lower Barn, Haben Farm, Rogate, Petersfield

Approximate Area = 1569 sq ft / 145.7 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Outbuilding = 298 sq ft / 27.6 sq m

Total = 1930 sq ft / 179.1 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). © nichcom 2025.
Produced for Henry Adams. REF: 1291164



Henry Adams – Petersfield

Henry Adams LLP, 24 Lavant Street – GU32 3EW

01730 262801

petersfield@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.