



1 Ryefield Barns, West Harting
£600,000

1 Ryefield Barns

West Harting, Petersfield

Set in a peaceful rural location, this three bedroom barn conversion presents a rare opportunity to acquire a characterful home with enormous potential. Requiring modernisation throughout, the property offers a blank canvas for buyers looking to create a bespoke countryside retreat.

The spacious interior features a generous sitting/dining room, ideal for entertaining or relaxing with family. Original features and rustic charm add to the appeal, making this a truly unique home.

Externally, the property boasts a detached double garage and driveway parking for several vehicles, making it perfect for households with multiple cars or those needing workshop space. A particularly special feature is the small private copse of trees adjacent to the home—offering a tranquil natural setting and a haven for wildlife. (Please note the previous owner has been buried in a discreet corner of the copse).

Located in a rural setting, this home combines seclusion with charm, all while being within a short drive of Petersfield and South Harting.

Council Tax band: F

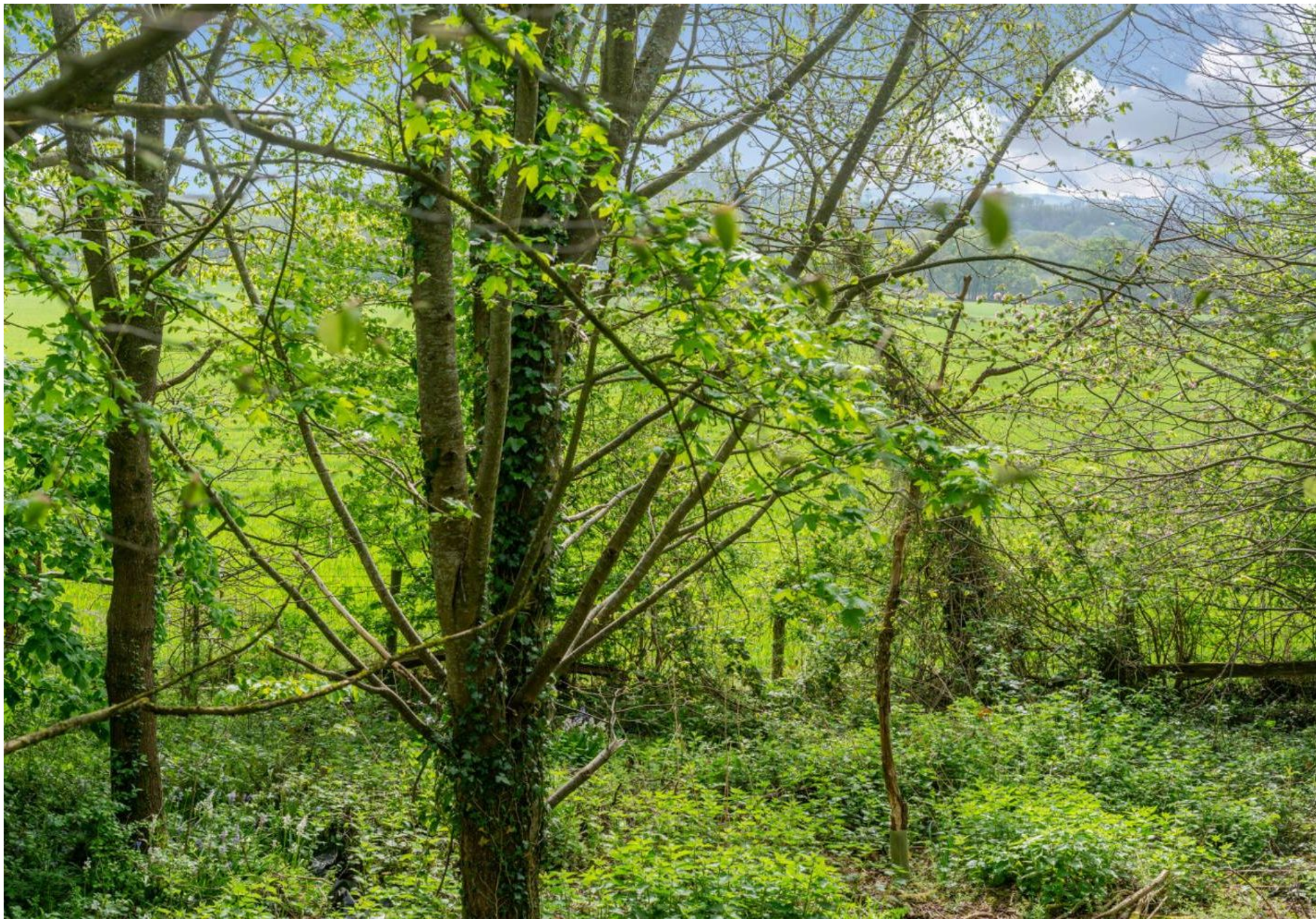
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

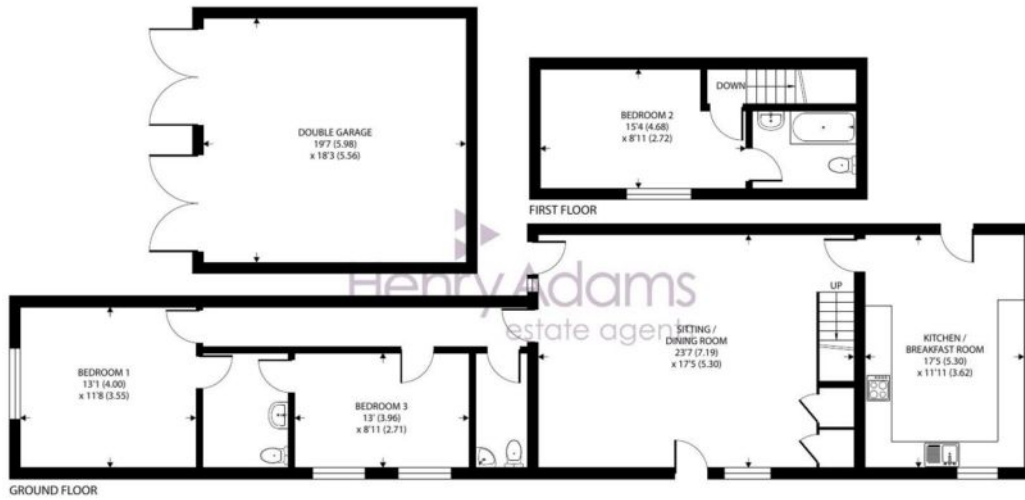












Approximate Area = 1301 sq ft / 120.8 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 1659 sq ft / 154 sq m

For identification only - Not to scale





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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.