

THE PRIVATE OFFICE
REAL ESTATE

Sopers Barn Farm

Fernhurst, West Sussex



Sopers Barn Farm is being offered to the market for the first time in some 30 years.

A beautiful barn conversion, benefitting from a number of outbuildings and amenities such as a swimming pool and tennis court, the property sits within easy reach of the village of Fernhurst, Schools and main line Station at Haslemere.

Situated in a peaceful location overlooking its own 50 acres of land, The Private Office : Real Estate are incredibly proud to be marketing a home of this uniqueness and quality.


FOUNDER AND CEO



In the heart of West Sussex, this exceptional property offers a rare opportunity to acquire something truly unique. Converted 35 years ago, and coming to market for the first time since, this stunning barn conversion provides a wealth of flexible living options, outbuildings and recreational facilities, set amidst approximately 50 acres of quintessential English countryside.

The centrepiece of the estate is the magnificent 4-bedroom barn conversion, blending rustic charm with modern, lateral living. One enters through an impressive studded oak front door, into a hallway rich with original features. Straight ahead is the formal dining room while, to the right, is an impressive double aspect drawing room/reception room with double height ceiling, exposed beams, direct garden access, and a showstopper of a fireplace.

To the left of the entrance hall is the kitchen, with all one might require, including shaker style cabinets and a stunning range cooker with an exposed brick surround, echoing features found elsewhere in the property. The ground floor is also home to three bedrooms, a family bathroom, a shower room, a cloakroom and a utility room.









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Upstairs, a principal bedroom, ensuite shower room and dressing room makes use of one end of the stunning roof space, offering views over the landscaped gardens from one side, and what can only be described as a crow's nest view over the phenomenal drawing room from the landing. The way in which the barn has been converted to make the best use of both the space and the original features is truly impressive.





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SOPERS BARN FARM, FERNHURST, WEST SUSSEX

Gross Internal Area (Approx.)

Main House = 312 sq m / 3,358 sq ft

Garage Block = 71 sq m / 764 sq ft

Annexe (Above Garage) = 50 sq m / 538 sq ft

Cottage = 85 sq m / 914 sq ft

Hay Barn = 278 sq m / 2,992 sq ft

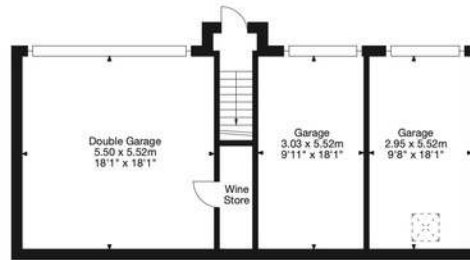
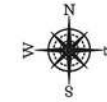
Outbuilding = 194 sq m / 2,088 sq ft

Total Area = 990 sq m / 10,654 sq ft
(Excl. Eaves)

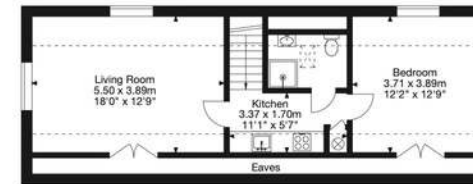


Ground Floor
Cottage

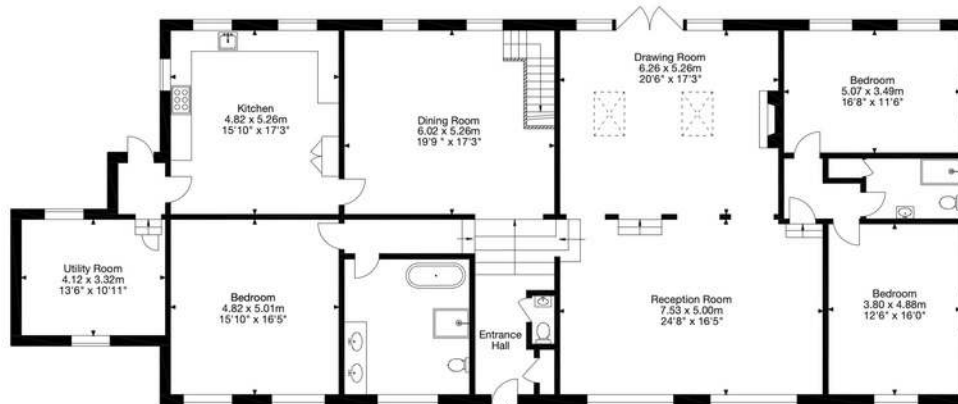
First Floor



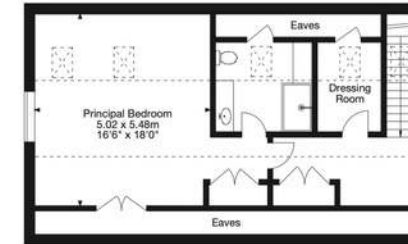
Garage Block



Annexe (Above Garage)



Ground Floor
Main House

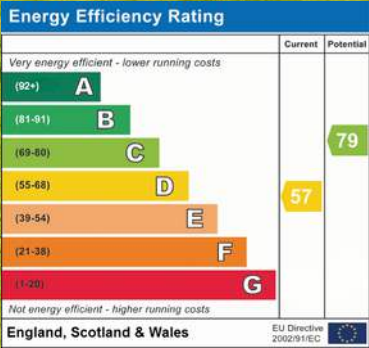


First Floor

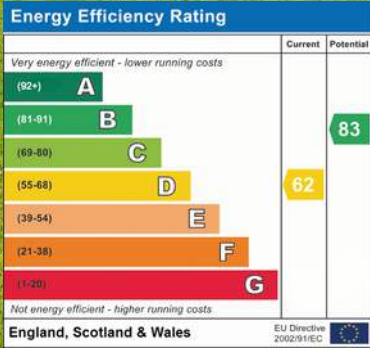




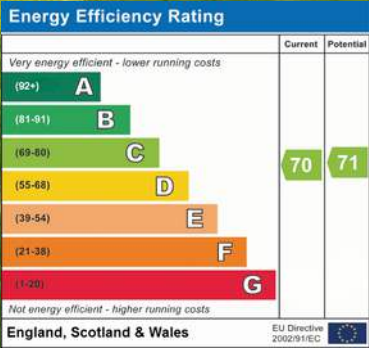
Main House



Cottage



Annexe



The landscaped gardens around the main house have been beautifully planted and maintained and for those seeking to stay active, there is both a tennis court and a swimming pool.

Mature shrubs and trees surround the property, together with plenty of spots for al fresco dining and entertaining.

The estate is further completed by a charming apple orchard, adjoining woodland ideal for walks and pastureland which is currently let out to a local farmer for sheep grazing.





An additional bedroom, bathroom and living room can be found in a separate cottage, offering the perfect 'overflow' for any extra guests, or those who may require some extra space. Upstairs, a separate office serves to provide somewhere to work without the usual commute.



A substantial triple garage block offers storage for cars, and more, while offering further accommodation above in the form of a bedroom, bathroom, living room and gally kitchen. More modern in style, this space offers the perfect set up for guests, younger family members, or staff.

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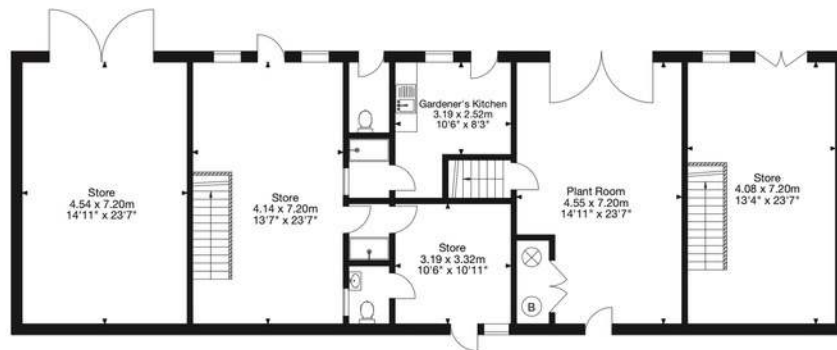
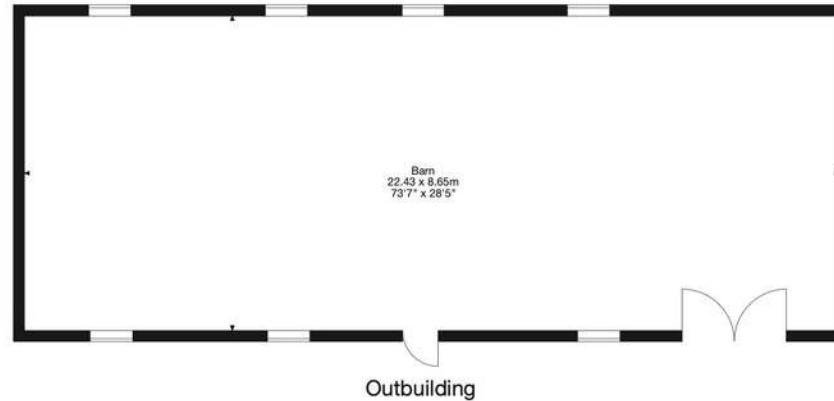
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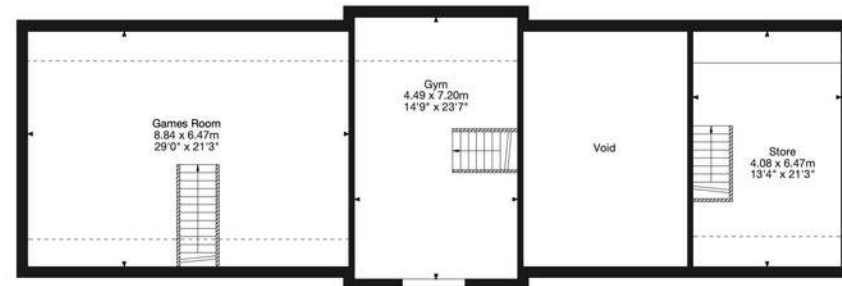
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Ground Floor
Hay Barn



First Floor





Sopers Barn Farm benefits from a substantial number of outbuildings, which have been put to excellent use by the current owners. The ground floor of the Hay Barn houses the plant room, 4 store rooms, a gardener's kitchen, and 2 separate WCs, while upstairs one will find a games room, a gym, and further storage. A second, even larger barn is modernised and secure, ideal to store cars or other collectibles.





Sopers Barn Farm, Fernhurst, West Sussex, GU27 3DY

GUIDE PRICE £4,500,000 | 50 ACRES



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FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

TENURE Freehold

VIEWINGS Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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