



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	57
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	90
(1-20)	G	
Not energy efficient - higher running costs		



Hammer Barn

Hammerpond Road, Plummers Plain, West Sussex, RH13 6PE
Guide Price £1,100,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Hammer Barn, Hammerpond Road, Plummers Plane, Horsham, West Sussex, RH13 6PE

A highly individual and thoroughly well executed converted Barn, situated in an elevated rural location with distant South Westerly views. The array of character features includes artisan wood work with exposed ceiling timbers and joinery and lovely solid Sycamore braced studded doors throughout. Arranged over two floors, the flexible accommodation comprises a large vaulted entrance hall, laundry room, cloakroom, farmhouse kitchen, a stunning double height reception room. There are two ground floor bedrooms, one en-suite, while upstairs there are two further en-suite bedrooms. In addition, part of a perpendicular range of single-storey barns has been converted into a further bedroom or home office which also has its own en-suite shower room. There are further barns/stables which are used for storage and look out over a lovely walled garden. There are other highly attractive areas of the garden, including formal lawns, a vegetable plot and a Dewpond, all providing a haven for wildlife. The property has its own small lane access and extensive parking and there are very few windows that do not enjoy the amazing rear wood vista. Creature comforts include thermostatically controlled under floor heating on the ground floor, radiators on the first floor and the windows are sealed units in wooden frames. This is a unique opportunity and viewings are strongly recommended by the vendors' sole agent, Courtney Green.

The accommodation comprises:-

Oak front door to Entrance Hall With a partly vaulted ceiling with heritage skylight and exposed ceiling and wall joinery, stone flooring, staircase to the first-floor, thermostat, wall, light point, Sycamore studded, braced doors to each room.

Utility Room Stone flooring Maple base-level cupboards with Teak worktops oil fired, boiler, providing heating and hot water.

Cloakroom With a white suite of low-level WC and wall mounted wash and basin, stone floor, exposed ceiling and wall joinery, front window, wall light, extractor.

Bedroom 3 With a rear aspect window enjoying a delightful outlook over gardens and into the distance, exposed ceiling and wall joinery, all light, heating thermostat. Door to ensuite shower room, three with low-level WC wall mounted, wash hand basin, enclosed shower, cubicle, towel, warmer strip, light and exposed joinery.

Study/Bedroom 4 Side aspect window, exposed joinery, wall light point.

Kitchen/Breakfast Room With a handmade range of Maple fronted cabinets with matching drawers and Teak worktops with inset, stainless steel sink unit with mixer tap and drainer. Stone flooring, exposed joinery window and French doors both enjoying the superb outlook over the rear garden towards the view. large recess for range cooker with LPG connection and stainless steel filter light above.

Fantastic Vaulted Reception Room - with the original barn, trusses on full display ceilings, clouded to offer a mellow upper part with the plastered lower half also having a large display ledge all around, gallery side window and door with twin side panels, looking out into the Ward garden, stone effect Chimney piece with brick and oak over mantle and also housing the contemporary log burner with its visible flame and architectural flue. Wall lights and ceiling light point. TV aerial point.

From the entrance hall, the staircase rises and turns past the useful walk-in eaves cupboard with boarded floor and light to the first floor, landing with an additional heritage skylight window, doors to each room.

Main Bedroom Enjoying the stunning rear outlook into the distance, additional side, aspect, window, exposed joinery, double built-in wardrobe, useful base-level cupboards with wooden display ledge radiator, door to the

En-Suite Bathroom 1 with a white suite of bath with chrome pillar, mixer tap, low-level WC, pedestal wash and basin, partly vaulted ceiling with heritage skylight, towel warmer, strip light.

Bedroom 2 With a rear window, enjoying the super Outlook, exposed wood joinery, radiator to wall light points door to

En-Suite Bathroom 2 With a white suite of bath with mixer tap, low-level WC, pedestal wash and basin, towel warmer, strip light.

The Annexe

Forming a small part of the perpendicular range of barns and consisting of a **Bedroom** with pine clad vaulted ceiling, two rear aspect windows, slimline electric panel heater, door to **En-Suite Shower** with enclosed shower cubicle, pedestal wash, hand, basin, and **WC** exposed joinery.

The Outbuildings

There are three bays , the larger is the open central one which has aviary type metal screens and this opens into a store room and a stable type structure providing dry storage. There are useful eaves storage area, rear windows and lighting. These areas could be further utilised – subject to the necessary planning consents and approvals being obtainable.

Gardens and Grounds

The property is approached through five bar gates, leading to the private lane, rising up and dropping down to the barn, where there is a front area for parking, turning an area of garden and with wide accesses gates on each side. To the right hand side is a large and productive vegetable patch with various beds and also leading to the area with a greenhouse and the private drainage system.

Rear Garden

From the left-hand side, there is a wide area of lawn, which drops down past the walled garden and leads to the spectacular Dewpond, which is a highly attractive feature and adjacent there is a timber workshop and shed. The walled garden has lovely robust stone wall and consists of a lawn with a planting beds and can be accessed from both the main property and the outbuildings . There are steps which lead up to a raise deck with and providing access to the principal reception room and the. There are numerous outside, light points, water tap.

Council Tax Band - G

Ref: 5580/24/28/03

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