



Connells

Pendell Farm Pendell Road
Bletchingley



Pendell Barn is a striking barn conversion offering expansive and versatile accommodation, thoughtfully arranged to suit a variety of living requirements. The property boasts impressive proportions throughout and includes a self-contained two double bedroom annex known as The Parlour, making it ideal for multigenerational living or guest accommodation.

Upon entering, a generous entrance hall welcomes you into the heart of the home. The central reception area forms a focal point, featuring soaring ceilings and two floor-to-ceiling windows that flood the space with natural light. Three additional reception rooms provide excellent flexibility, whether used as formal living spaces, home offices, or creative studios. The kitchen/dining room is well-appointed with a range of integrated appliances and offers ample room for family dining, while a separate utility room and ground floor shower room add practical convenience.

From the central reception, two staircases ascend to the first floor, leading to distinct wings of accommodation. The right wing houses a comfortable double bedroom, a smaller third bedroom, and a bathroom, currently with plumbing in place for fittings. The left wing opens to a stylish mezzanine level with a glass balustrade overlooking the main reception below and leads through to the impressive primary bedroom, complete with en-suite bathroom.

Externally, the property enjoys a courtyard-style setting with off-street parking, providing a secluded environment.



Pendell Barn

Ground Floor

Entrance Hall

Reception Room

24' 4" x 10' 2" (7.42m x 3.10m)

Living Room

24' 9" Max x 10' 9" (7.54m Max x 3.28m)

Kitchen/Diner

23' 10" x 11' 5" (7.26m x 3.48m)

Snug

11' 5" x 10' 9" (3.48m x 3.28m)

Study

11' 2" x 7' 6" (3.40m x 2.29m)

Utility Room

12' x 4' 6" (3.66m x 1.37m)

Shower Room

11' 1" x 5' 10" (3.38m x 1.78m)

First Floor

Mezzanine Area

21' 11" x 7' 10" (6.68m x 2.39m)

Bedroom One

22' 6" x 11' 9" (6.86m x 3.58m)

En-Suite Shower Room

10' 6" x 7' 11" (3.20m x 2.41m)

Landing

Bedroom Two

22' 7" x 12' 3" (6.88m x 3.73m)

Bedroom Three

12' 1" x 7' 4" (3.68m x 2.24m)

Bathroom

12' 3" x 7' 11" (3.73m x 2.41m)

The Parlour

Ground Floor

Porch

Living Room

13' 11" x 12' 10" (4.24m x 3.91m)

Kitchen/Diner

14' 6" x 8' 8" (4.42m x 2.64m)

Bedroom One

19' 5" Max x 19' Max (5.92m Max x 5.79m Max)

En-Suite Bathroom

8' 6" x 6' 1" (2.59m x 1.85m)

Shower Room

9' 7" x 4' 3" (2.92m x 1.30m)

First Floor

Bedroom Two

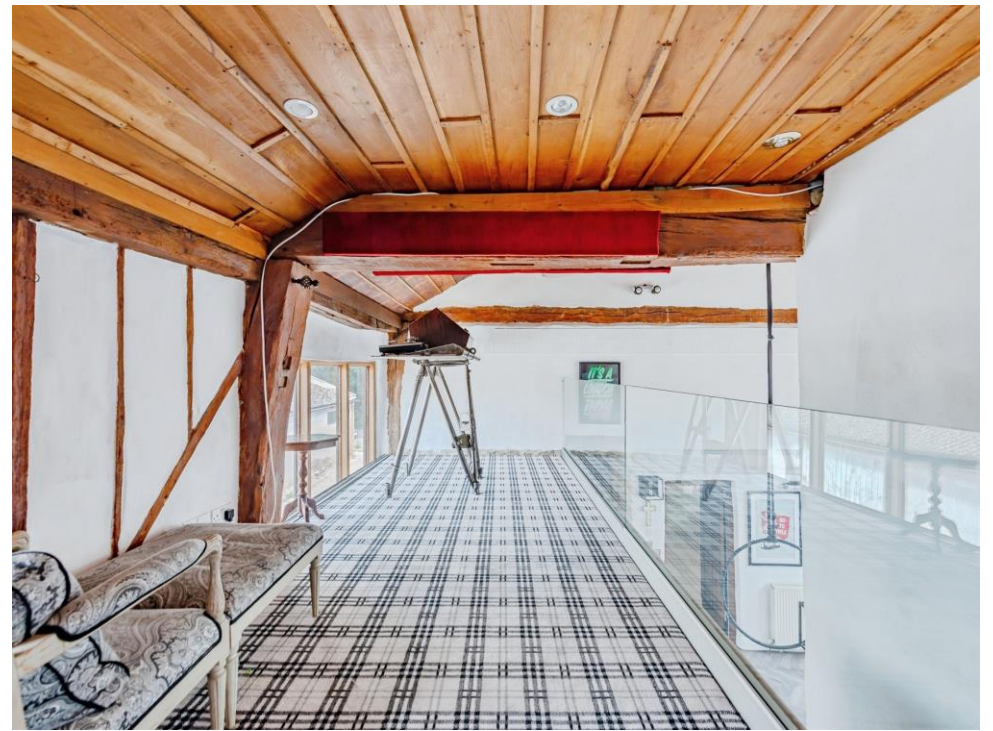
12' 9" x 9' 3" Plus eaves storage (3.89m x 2.82m
Plus eaves storage)

Outside

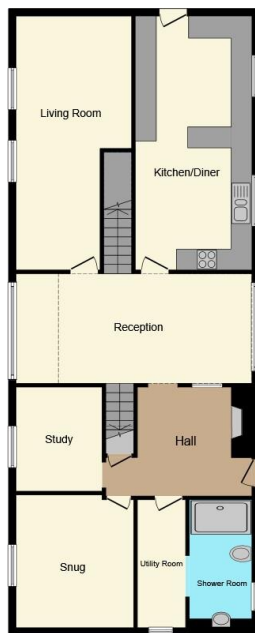
Courtyard

Parking









**Pendell Barn -
Ground Floor**



**Pendell Barn - First
Floor**



The Parlour - Ground Floor



**The Parlour -
First Floor**

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Band: G

Tenure: Freehold

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