





Guide Price £700,000 Freehold

A stunning refurbished Grade II listed barn conversion offering stylish accommodation in the heart of the South Downs National Park

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- ▶ Vaulted sitting room with flint and brick walls, French doors to garden
- ▶ Bespoke DeVol kitchen with pantry and high end appliances
- ▶ Ground floor DeVol cloakroom / utility room
- ▶ Ground floor bedroom with en-suite shower room
- ▶ Main bedroom with sitting area, en-suite bathroom
- ▶ Third bedroom / study
- ▶ Driveway parking for two vehicles
- ▶ Pretty cottage garden with access to country walks

Situated in a picturesque countryside setting, this beautifully presented 3 bedroom semi-detached barn conversion is a true gem, exuding charm and character. Dating back approximately 300 years, this Grade II listed property has been meticulously refurbished to offer a blend of historic features and modern conveniences.

Upon entering the property, one is greeted by an inviting entrance hall with a solid oak and part glazed door, setting the tone for the quality of craftsmanship that awaits within. The vaulted sitting room is a focal point of the home, boasting flint and brick walls, French doors leading to the garden, and a cosy wood burner, creating a warm ambience for relaxing evenings.

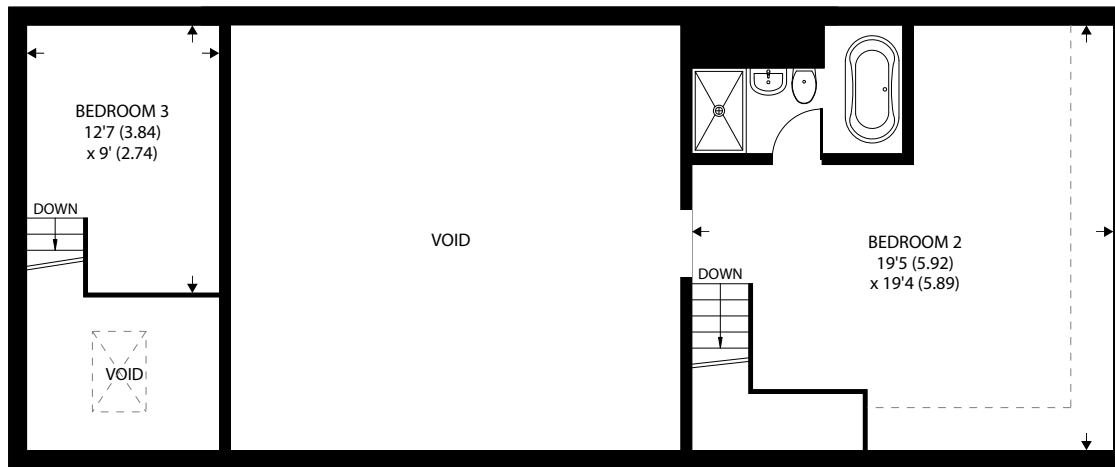
The heart of the home is undoubtedly the bespoke DeVol kitchen, a culinary enthusiast's dream, complete with a pantry, high-end appliances such as a Smeg range cooker, Miele dishwasher, Quooker tap, wine fridge, and quartz work surfaces. The ground floor also features a convenient DeVol cloakroom/utility room and a beautifully appointed bedroom with an en-suite shower room.

Ascending the stairs, the first floor reveals a bedroom with a seating area, en-suite bathroom, and eaves storage, offering a peaceful retreat for rest and relaxation. A unique feature of this property is the second staircase leading from the kitchen to a versatile third bedroom/study, providing flexibility for various living arrangements.



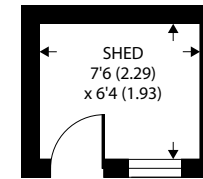




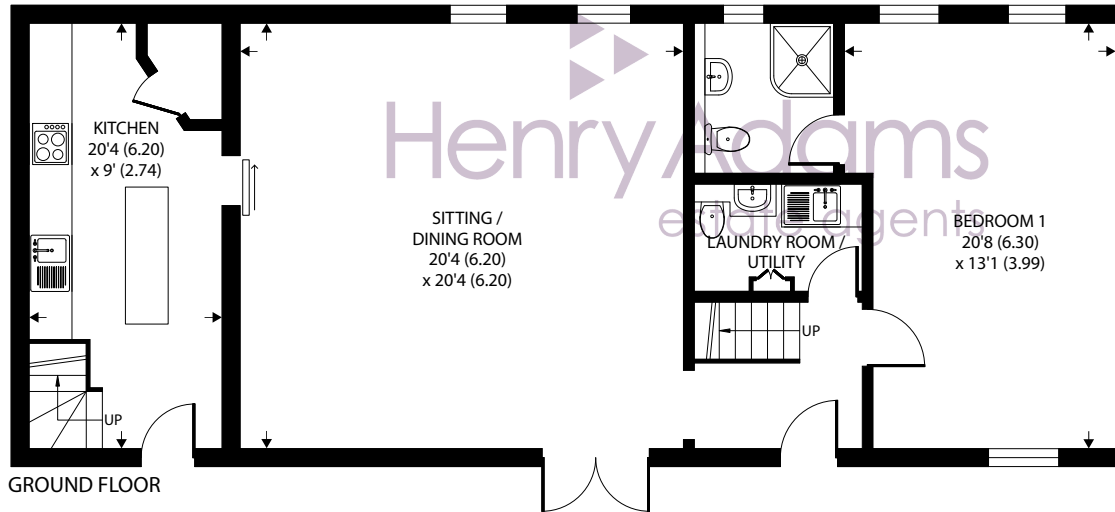


FIRST FLOOR 1 / 2

Denotes restricted head height



OUTBUILDING



GROUND FLOOR

Approximate Area = 1448 sq ft / 134.5 sq m (excludes void)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1556 sq ft / 144.4 sq m

For identification only - Not to scale



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.

Outside, the property boasts driveway parking for two vehicles, ensuring convenience for residents and guests alike. The pretty cottage garden is a delightful oasis, offering a tranquil escape and direct access to South Street and picturesque countryside walks, ideal for those who appreciate the beauty of outdoor living.

In summary, this stunning barn conversion is a rare find, combining history, style, and comfort in a sought-after location. With its impeccable design, high-quality finishes, and idyllic surroundings, this property offers a unique opportunity for discerning buyers looking to experience country living at its finest.

Location and Surrounding Areas

Houghton in the heart of the South Downs National Park has everything on your door step, lovely country walks, public houses with the George and Dragon and The Bridge Inn, other eateries are The Boat House and Riverside South Downs. The mainline railway station to London and the South Coast from Amberley, Amberley Museum.

A short distance away you will find the historic town of Arundel with the Castle and Cathedral which has many events throughout the year and Petworth with its historic house and gardens designed by Capability Brown. Chichester with culture, shopping, theatre and cinema and surrounding coastal areas. Goodwood a short drive away famous for its horse racing and motor sport lies on the outskirts of Chichester.

