



## Chantry Farm West Chiltington Lane, Coneyhurst - RH14 9DY

Offers Over £1,250,000







# Chantry Farm, West Chiltington Lane

## Coneyhurst, Billingshurst

- A one-off architect designed oak framed barn style house built by the current owners to a high specification
- Set in a rural location in the middle of open pasture land with spectacular panoramic views of the South Downs
- Modern open plan first floor living accommodation designed to make the most of the stunning views
- Vaulted ceilings to entire first floor with exposed beams, high specification hand built kitchen and double doors leading to south facing balcony
- Three double bedrooms, two luxury high-specification bathrooms and utility room complete the ground floor accommodation
- Sizable additional detached brick-built workshop / store / office building providing opportunities to further adapt (subject to planning)
- Further open Sussex barn with full residential planning permission to convert into an additional 3 bedroom detached house
- Flexible grounds of approximately 2.5 acres with additional land available upto around 10.5 acres available by negotiation
- Further additional land available bringing the total up to approximately 38 acres if required and subject to negotiation
- Offers variety of lifestyle options and interests such as equestrian, agricultural, horticultural, small holding and wine production in a stunning, yet conveniently located rural location

Nestled within the tranquil countryside and framed by the magnificent South Downs, this exceptional property presents a rare opportunity to own a bespoke 3-bedroom detached house unlike any other.

Crafted with passion and precision by the current owners, this architect-designed oak framed barn style residence exudes charm and elegance. The open plan living area on the first floor offers a seamless flow, showcasing vaulted ceilings with exposed beams, a high-spec hand-built kitchen, and double doors leading to a south-facing balcony that commands breathtaking views of the South Downs and open countryside.

Outside, the property boasts approximately 2.5 acres of flexible grounds, including a detached brick-built workshop, office and store that presents exciting potential for customisation (subject to planning).

Additionally, a further detached open Sussex barn already comes with full residential planning permission (found under planning reference: DC/21/2531 on the Horsham District Council planning portal) invites the creation of an accompanying 3-bedroom home. For those seeking more extensive land, options include up to 10.5 acres that can be acquired through negotiation, with the opportunity to expand to a sprawling 38 acres – ideal for equestrian, agricultural, horticultural, smallholding, or even wine production pursuits.

Whether you are drawn to the expansive views, the promise of harmonious country living, or the myriad possibilities for exciting lifestyle possibilities, this property provides the promise of a truly exceptional rural haven.

The property is located within three miles of Billingshurst which is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

Council Tax band: E

Tenure: Freehold











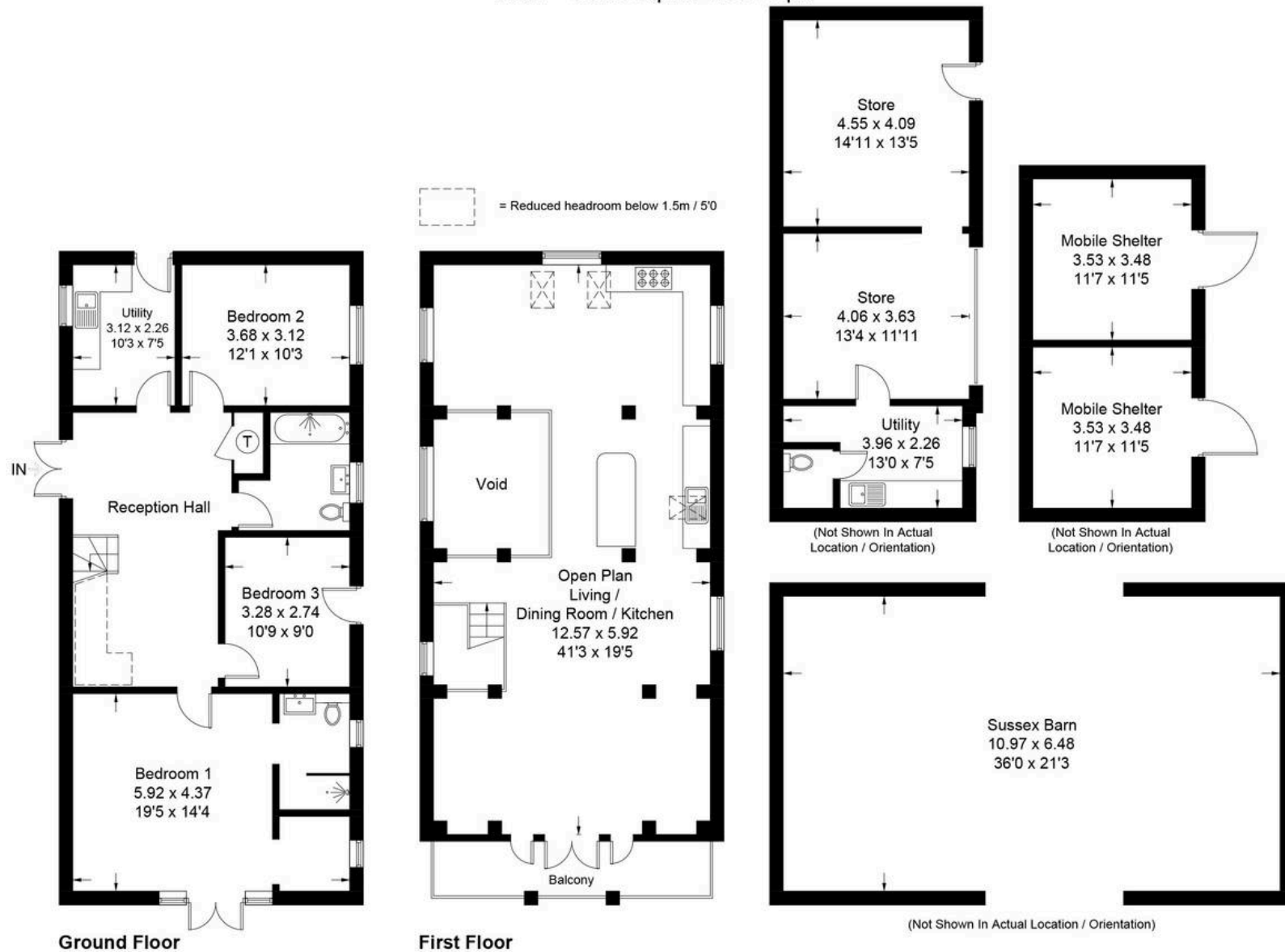


# West Chiltington Lane, RH14

Approximate Gross Internal Area = 161.0 sq m / 1732 sq ft  
(Including Void)

Outbuildings = 140.8 sq m / 1515 sq ft

Total = 301.8 sq m / 3247 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID873259)





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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