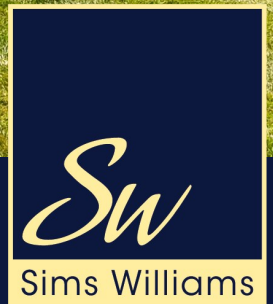




THE OLD GRANARY

CHURCH LANE | BARNHAM | PO22 0BP



THE OLD GRANARY

CHURCH LANE, BARNHAM, PO22 0BP

- Impressive Character Home
- Offers Versatile Accommodation
- Split-Level Sitting/Dining Room
- Family Room & Study
- Kitchen/Breakfast Room
- Utility & Cloakroom
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Stunning Gardens
- Double Carport & Workshop

The Old Granary is an impressive and individual property of 'special interest' which has retained much of its original character since it was built in 1857.

The spacious accommodation comprises reception hall, cloakroom, split-level dining room and sitting room with feature fireplace and patio doors to outside. There is also a family room and a study.

The stylish kitchen/breakfast room is fitted with integrated appliances and separate utility room leading off.

From the first floor there is a galleried landing with 4 double bedrooms having en-suite to main and a family bathroom.

Outside features, secluded mature gardens to the front with lawn areas, paved terrace and established borders.

There is driveway parking with access to double carport and workshop behind.



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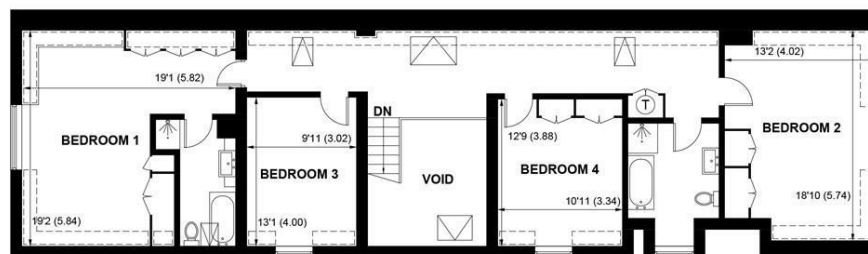
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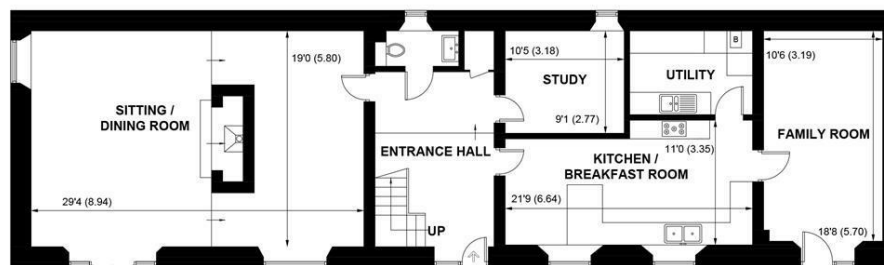
EPC Band - Current - D Potential - C

Council Tax Band G

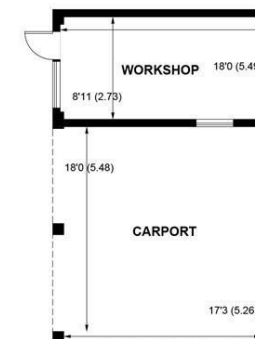
From Barnham station proceed east along Barnham Road under the railway bridge and into Yapton Road. Take the first right into Church Lane and continue along Church Lane to the end where the property can be found on the right hand side shortly before the Church.



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)
WORKSHOP

APPROXIMATE GROSS INTERNAL AREA = 2738 SQ FT / 254.4 SQ M

WORKSHOP = 162 SQ FT / 15.1 SQ M

TOTAL = 2900 SQ FT / 269.5 SQ M

(EXCLUDING VOID / CARPORT)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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