



Nobles Barn

Pattersons Lane | Blendworth | Hampshire | PO8 0AH

FINE & COUNTRY

STEP INSIDE

Nobles Barn | £1,600,000 | Freehold

Nobles Barn was re-built approximately 30 years ago in the style of the former barn with the primary vaulted ceiling sitting room accommodating the northern wing and the three-storey living accommodation to the southern wing. It has an abundance of character with wood cladding and a high-pitched slate roof and is of extensive architectural interest. The property has 4516 sq ft of living space including a detached garage/studio and large workshop. Set in a hamlet where development is rare, this is truly a property not to be missed. The interior of the barn has been designed with modern life very much in the forefront, it is beautiful with many exposed beams, a vaulted ceiling galleried landing, wooden staircases and supporting beams. Although there are large open internal spaces the barn is warm and airy, as the honey colouring of the oak timbers provides a welcome and natural feel, the main windows in the living room fill the space created from the removal of the original barn doors. The beautiful kitchen has an open plan layout leading onto a terrace for al-fresco dining, the barn has been sensitively designed and is a great place for family to gather, the high ceilings and windows have twin doors which lead to a rear garden. The plot itself extends 0.9 of an acre which includes an L shaped sweeping driveway and extensive car parking facilities with a double garage which has separate occasional living space over which could be used as studio or ideal for those wishing to work from home.

The garden is predominately to the front of the property with far reaching views over fields towards woodland in the distance. Nobles Barn is situated in the South Downs National Park, close to the village of Blendworth and enjoys spectacular open views across the South Downs and farmland, a designated area of outstanding natural beauty with walking and riding trails easily accessible. Despite being in a rural setting it is well placed for access into London either via the A3 (M) or via the mainline railway stations from either Havant or Petersfield. Horndean village centre is close by with its local shops, there are outstanding schools in the major south coast cities nearby or those looking for leisure activities Hayling Island is nearby or racing at Goodwood or if it is historical naval interest the City of Portsmouth are fairly close by. The accommodation comprises: 46' open plan sitting and dining area with high vaulted ceiling which measures approximately 20' in height to the northern wing, from this area is a staircase leading up to an upper galleried landing which leads to a bedroom with ample storage, on the upper ground floor level are three bedrooms, an en-suite bathroom and separate shower room. On the ground floor south wing is a 22' open plan kitchen/breakfast room, separate utility room, cloakroom and study. Within the grounds is a detached double garage block which provides garaging for two cars with a cloakroom and shower room on the ground floor and studio/occasional bedroom on the first floor.





The barn benefits from having a traditional log burner, the main areas have ceiling heating and the lower kitchen level and sitting / dining levels have underfloor heating. Being Grade II Listed this home has a wealth of character, with a home office/studio the property is ideally suited for the growing family or those wishing to entertain. Set back from the road with private gardens and driveway, early internal viewing of this impressive home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Entrance to tarmac driveway with grounds to either side enclosed by stable style fencing, bin store to the left of entrance, American style post box, entry phone system with remote control automated stable style gate leading to an L shaped shingle driveway. The entrance is shrouded by mature trees and shrubs, to the left hand side of the driveway are further lawns and shrubs, to the right hand is stable style fencing with views over farmland with far reaching views towards the South Downs, the shingle driveway wraps round to the left with external lighting and an open garden with trees and bushes, wooden built gazebo/summer house, raised flower bed with wooden sleeper surrounds, the garden extends 0.9 of an acre. On reaching the front of the property is a range of manicured shrubs, evergreens and bushes with trellis style fencing to the front of the property and gateway leading down to a large patio area, large turning area with central tree, access to garage/studio, pathway leading to main front door, to the right hand side of the property is a further lawned area with stepping stone pathway leading to workshop, further garden with large willow tree, stable style fencing overlooking farmland, side pedestrian gateway leading to rear garden. Directly to the front of the property is curved pathway

with flowering shrub borders to either side leading to main front door, steps leading down to lower terrace and arched topped gateway, twin double-glazed doors with full height windows to either side with tall windows over and lighting leading to:

FOYER: Tiled flooring, coir matted area, access into low level storage cupboards on either side with herringbone internal brickwork, high ceiling with spotlights, glazed panelled windows to either side and central twin doors with windows over leading to North wing and open plan dining room / sitting room.

DINING ROOM / SITTING ROOM: 46'10" x 24'3" Vaulted ceiling measuring approximately 20' in height. The doors into the room are centrally located, to the right is a seating area with inglenook style brick surround fireplace with log burner, raised hearth with feature wooden mantle over, further range of wooden supports and beams with white rendered and painted walls, to the right hand side of the chimney breast is a seating area with exposed beams and painted panelling with low level windows overlooking the side garden, storage area with brick plinth, opposite the entrance doors are further doors leading to rear garden with full height glazed panels to either side and over, windows with low sills overlooking rear garden, exposed beams to ceiling with Jesters balcony with balustrade over with wooden supports.

DINING AREA: Staircase rising to first floor (Mezzanine South wing - bedroom level), with large understairs storage cupboards, windows overlooking rear garden, study area with matching windows to front aspect and staircase leading down to ground floor (South wing - kitchen level), entry phone system, underfloor heating, spotlights, staircase rising to balcony & third floor bedroom.







GROUND FLOOR – SOUTH WING

HALLWAY: Tiled flooring, low level storage cupboard, understairs cloaks cupboard, doors to primary rooms.

STUDY: 9'6" x 8'8" Double glazed wood surround window to rear aspect overlooking garden, range of exposed beams and shelving, panelled door, stripped and stained skirting boards.

BOOT ROOM/ UTILITY ROOM: Arranged as two separate areas.

Boot room: built-in storage cupboard and range of shelving, wooden stable style door leading to patio area, tiled flooring, opening leading to:

UTILITY ROOM: Range of wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, double glazed wood surround window to front aspect overlooking patio and garden with far reaching views, some exposed beams, painted and rendered walls, washing machine point, tiled flooring.

CLOAKROOM: Ceramic tiled flooring, extractor fan, exposed beams to rendered and painted walls, range of built-in storage cupboards housing three-phase electric power points, consumer box, media controls, pedestal wash hand basin with mixer tap, low level w.c., high level built-in storage cupboard, panelled door.

KITCHEN / BREAKFAST ROOM: 22'5" x 15'8" Breakfast area with rendered and painted walls with wooden beams over, ceiling spotlights, central supporting beam with pillars, ceramic tiled flooring, double glazed door with full height panel to one side leading to courtyard with further matching door and panels, central island with granite work surface and breakfast bar to one end with range of drawers and storage cupboards under, range of cream fronted full height units, tall pull-out larder drawer, space for fridge/freezer, range of drawers, Miele eye-level oven with cupboards under and over, integrated Bosch dishwasher with matching door, ceramic tiled flooring,

ceiling spotlights, double glazed window to front aspect overlooking courtyard garden and far reaching views beyond, butler sink with mixer tap and cupboards under, corner unit with oven under and electric hob, canopy hood and light over, tiled splashback, some exposed beams.

MEZZANINE – SOUTH WING:

BEDROOM LEVEL: Door leading to passageway, exposed beams to ceiling, doors to primary rooms.

BEDROOM 3: 10'6" x 10'3" Double glazed wood surround window to rear aspect overlooking garden, exposed beams, panelled door, stripped and stained skirting boards.

SHOWER ROOM: Large shower cubicle with floor drain away, shower screen, exposed beams to ceiling, tiled flooring, chrome heated towel rail, rectangular wash hand basin with drawers under and mirror, light and shaver point over, closed coupled w.c, double glazed windows to rear aspect, ceiling spotlights, extractor fan.

BEDROOM 4 / DRESSING ROOM: 11'6" x 7'11" Range of open rails and shelving with central chest of drawers, double glazed window to side aspect, further range of linen shelving to one wall and central hanging rail, panelled door.

BEDROOM 1: 14'11" x 14'10" Slight eaves to front ceiling restricting headroom with beams, low-level double-glazed window to front aspect with far reaching views, double glazed window to side overlooking courtyard and garden, exposed beams, panelled door, door to:

EN-SUITE BATHROOM: Slight eaves to front ceiling restricting headroom with exposed beams, close coupled w.c, panelled bath with hand grips, mixer tap and shower attachment, tiled splashback, tiled flooring, drawer unit with circular wash hand basin, chrome heated towel rail, range of storage cupboards, extractor fan, mirror with lighting over, mirror fronted medicine cabinet, spotlights.





SECOND FLOOR – SOUTH WING: Landing with Jesters balcony overlooking primary living space with balustrade, slight eaves to front and rear ceilings restricting headroom, exposed beams, ceiling spotlights, doorway leading to corridor with deep storage cupboards to either side leading into the eaves with hanging space and shelving, pitched roof with exposed beams, large cupboard accessible from two sides providing access into storage eaves, twin doored built-in storage cupboard housing hot water cylinder with unvented pressurised hot water tank.

BEDROOM 2: 17'4" x 12'4" Eaves to front and rear ceilings restricting headroom, exposed beams, double glazed window to side aspect overlooking courtyard and garden.

OUTSIDE: The manicured grounds extend 0.9 of an acre. To the front of the property are manicured gardens with range of shrubs, evergreens and bushes, directly to the front of the property is access to the main front doors, to the left of this area is a sunken patio with door to utility room, cold water tap, lighting, curved steps and gateway with trellis fencing to either side leading to primary garden, southerly facing patio with electric awning over, brick retaining walls and steps leading to rear garden. To the rear of the property is a lawned garden enclosed by fence panelling (dog safe), to the right-hand side of the property is a further lawned area with steppingstone pathway leading to workshop, side pedestrian gate providing access to rear garden. At the northern end of the driveway is a large, shingled turning area with central tree and access to garage/studio, to the rear of the studio is a retaining wall with fencing over.

WORKSHOP: 21'8" x 9'8" Twin doors to one end, lighting and power points, windows to either side

GARAGING: 25'11" x 17'6" maximum. There are garage doors to the front however only two open to the garages with an internal linking door to shower room and outer lobby, the garage has twin up and over electric doors, power points, window to side aspect overlooking farmland with recessed storage area, internal linking door leading to:

SHOWER ROOM: Low level w.c., wash hand basin with mixer tap and cupboards under, tiled flooring, electric heated towel rail, extractor fan, mirror with spotlight, recessed fully ceramic tiled shower area with extractor fan over, floor drain away, inter-linking door to:





MAIN ENTRANCE / LOBBY: Low level built-in cupboard housing electric meter, side main pedestrian door and window overlooking side garden, large understairs storage cupboard, balustrade staircase rising to:

STUDIO / OCCASSIONAL BEDROOM: 32'4" x 14'2" measurements into front dormer window overlooking farmland and driveway, twin Velux skylight windows to rear aspect overlooking farmland, access to low level storage eaves, with eaves to front and side ceiling restricting headroom, ceiling spotlights, access to loft space.

TO FIND THE PROPERTY: Travelling along the A3(M) in a northerly direction bear left at Junction 2 taking the third exit at the roundabout onto Dell Piece East, take the first exit at the next roundabout bearing left onto the Havant Road, B2149, take the first road on the right hand side into Rowlands Castle Road, take the second road on the left into Pattersons Lane, where Nobles Barn can be found on the right hand side.

AGENTS NOTES:

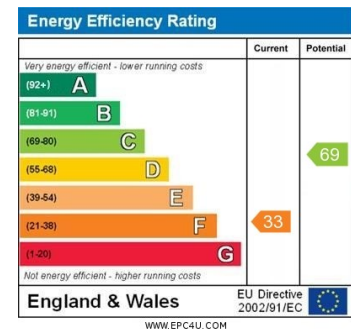
Council Tax Band G - East Hants District Council

Broadband – ASDL / FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)





Nobles Barn

Approximate Gross Internal Area

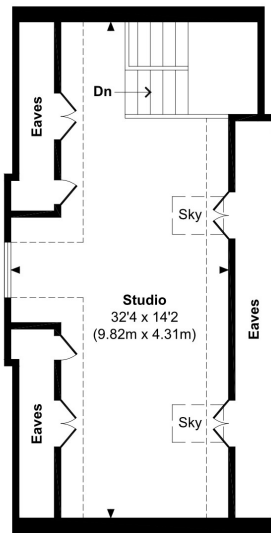
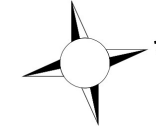
Main House = 3217 Sq Ft / 298.85 Sq M

Garage / Studio = 1092 Sq Ft / 101.42 Sq M

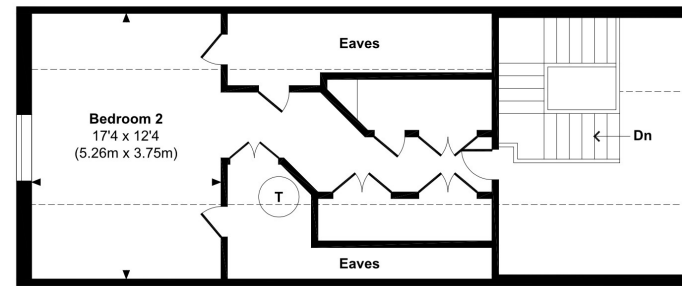
Workshop = 207 Sq Ft / 19.25 Sq M

Total = 4516 Sq Ft / 419.52 Sq M

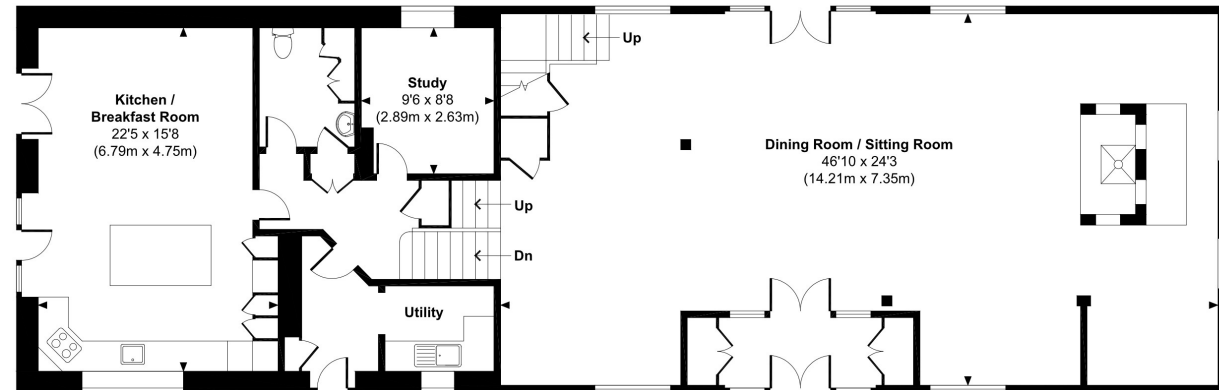
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



GARAGE FIRST FLOOR

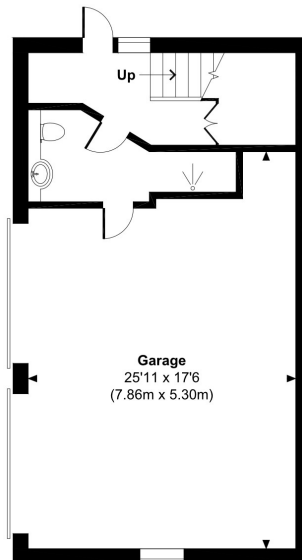


TOP FLOOR

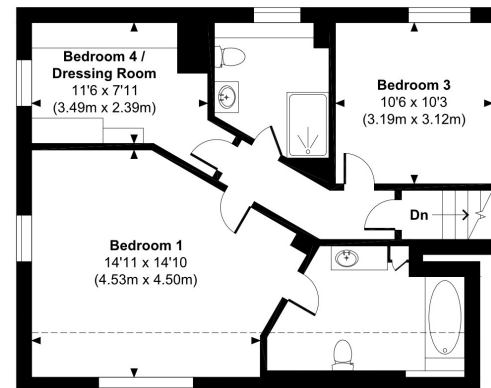


LOWER GROUND FLOOR

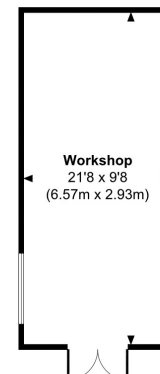
GROUND FLOOR



GARAGE GROUND FLOOR



UPPER GROUND FLOOR



WORKSHOP



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Indicates restricted room height less than 1.5m.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



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