



## Shires Barn

White Chimney Row | Westbourne | West Sussex | PO10 8RS

FINE & COUNTRY



# STEP INSIDE

Shires Barn | £1,350,000 | Freehold

Shires Barn is a unique barn conversion arranged as two buildings joined by a garden room, with an east wing which has the main entrance, utility room and cloakroom as well as an extensive 43' open plan kitchen, sitting and dining areas all incorporated in one large room, this is linked by a 23' garden room to the west wing which has a snug, shower room and three bedrooms on the ground floor with three further bedrooms, family bathroom and en-suite bathroom on the first floor. The main house living space has 3114 sq ft of versatile living opportunities, within the grounds is a detached garage with 931 sq ft of storage space providing a total of over 4000 sq ft, the plot extends 0.32 of an acre with walled gardens, separate seating areas, wild flower beds, a small woodland area and private patio areas. The rooms throughout Shires Barn are of good proportion with the layout designed to offer each member of the household enough space to enjoy their own space and privacy yet with the ideal open plan room which is suitable for entertaining. The property is located on the outskirts of Westbourne village on the cusp of the South Downs National Park, Westbourne is an historic village on the outskirts on the harbour town of Emsworth and on the Hampshire/West Sussex border.

Westbourne centres around the village square and the Church of St. Johns The Baptist stands in an elevated position close by, there are a good selection of local stores, a garage, public houses and a local school, this thriving community has many interesting groups and clubs on offer including cricket, scouts, W.I., history club and dance classes to name a few, there is also horticultural show and a church fete during the summer months. Emsworth is circa two miles away and is a beautiful small harbour town with a variety of privately owned stores and restaurants, within approximately seven miles is the cathedral city of Chichester with its extensive array of shopping and dining facilities, the

Festival Theatre with the wealth of exceptional quality productions, Goodwood is approximately ten miles away, recognised by many for its renowned sporting estate, including the Goodwood Revival, Glorious Goodwood and the Festival of Speed.

**ENTRANCE:** Access to Shires Barn and adjacent property via private shingle road, immediately on entering the road are twin stable style gates to the left hand side leading to L shaped concrete driveway with extensive off road parking, sweeping to the left are walled gardens with wild flower areas and divided by a large manicured hedge, to the right leads to vegetable garden, opening through the hedge is a brick paved pathway leading to front door with house name to one side, twin stable style doors.

**ENTRANCE HALL / BOOT ROOM:** 19'0" x 9'10" maximum. Stable style door with double glazed wood surround window to one side, vaulted ceiling with exposed beams, flagstone flooring, coir matted area, double doored built-in cupboard to one wall housing boiler supplying domestic hot water and central heating (not tested) to the open plan sitting room, door to inner hallway, door to cloakroom, built-in triple doored storage wardrobes to one wall, double radiator, door leading to:

**LARGE SITTING ROOM / FAMILY AREA:** 43'5" x 19'0" Currently incorporating entertainment area, sitting room, dining room and kitchen.

**SITTING ROOM:** Limestone flagstone flooring, central chimney breast with stone hearth, log burner and wooden mantle over, low level built-in cupboards to either side with shelving over, pitched roof with supporting painted beams and black iron work, two tall contemporary style radiators, to one side are three sets of bi-folding doors leading onto the east garden, to the other are double doors













leading to the west garden, central dining area with lighting over leading to:

**KITCHEN:** Comprehensive range of bespoke handmade wooden units with oak work surface, butler style sink with instant boiler mixer tap, window overlooking garden, integrated dishwasher, matching flooring, Aga with circular hotplates and twin ovens under, shelving, industrial style lighting, tall larder style storage cupboards with spice racks and shelving, American style fridge/freezer with cold water supply, central island with quartz work surface, breakfast bar to one side, reclaimed dresser style unit under with drawers and cupboards under.

**CLOAKROOM:** Low level w.c., vanity unit with wash hand basin, mixer tap and cupboards under, radiator, window to side aspect.

**INNER LOBBY:** Stripped and stained floorboards, stable style door to front aspect, double radiator, built-in storage cupboard, door to garden room, door to:

**UTILITY ROOM:** 7'6" x 5'10" Window, pitched roof with exposed beams, wood flooring, space for fridge/freezer, work surface with sink unit, space and plumbing for washing machine and tumble dryer.

**GARDEN ROOM:** 23'9" x 13'9" Pitched roof with exposed painted beams with black iron work, concealed lighting, wall mounted cupboard housing boiler supplying central heating to the family and bedroom wing (not tested), two double radiator, full height wood framed double glazed windows with stable style door leading to garden, square opening leading to:

**SNUG / FAMILY ROOM:** 23'1" x 16'6" maximum, decreasing to 10'5" at narrowest point. To one wall are twin large double doors with glazed panels to upper section leading vegetable garden, wall lights, central enclosed beam, fireplace to one wall with brick and stone hearth, log burner and wooden mantle over, corner windows overlooking garden, passageway leading to:

**BEDROOM WING:** Doors to primary rooms, staircase rising to first floor.

**BEDROOM 4:** 13'1" x 8'6" Double glazed window overlooking vegetable garden, radiator, panelled door.

**BEDROOM 6:** 10'9" x 8'11" Window overlooking garden with deep sill, radiator, stable style door leading to west garden, panelled door.

**BEDROOM 5:** 10'9" x 9'1" Window overlooking garden with deep sill, stable style door leading to west garden, panelled door, double radiator.

**SHOWER ROOM:** Tiled flooring, ceramic tiled to half wall level,







double glazed window overlooking garden with deep sill, wood block surface with Ideal Standard sink unit, mixer tap and cupboards under, low level w.c., door to vegetable garden, raised plinth with heated towel rail, fully ceramic tiled shower cubicle with glazed panelled door.

**FIRST FLOOR:** Landing with doors to primary rooms, triple doored built-in wardrobes/storage cupboards.

**BEDROOM 2:** 13'7" x 10'2" Feature vaulted ceiling with exposed beams, eye-level loft access storage with pitched roof, radiator, double glazed wood framed dormer window overlooking garden, stripped and stained floorboards, dimmer switch.

**BEDROOM 3:** 13'7" x 9'2" Pitched roof with exposed beams, skylight window, stripped and stained floorboards, radiator, panelled door, dimmer switch, built-in raised bed with steps up and underneath play area.

**FAMILY BATHROOM:** White suite comprising: panelled bath, window to side aspect with deep sill, tiled splashback, low level w.c., corner shower cubicle with panelled door, wooden vanity unit with wash hand basin and cupboards under, radiator, pitched roof with exposed beams.

**BEDROOM 1:** 23'2" x 14'3" Feature vaulted ceiling with exposed beams, high level window to side aspect, triple doored built-in wardrobe to one wall, stripped and stained floorboards, further built-in wardrobe with storage cupboard over, two radiator, panelled door, door to:

**EN-SUITE BATHROOM:** White suite comprising: panelled bath with telephone style mixer tap and shower attachment, tiled splashback, pitched roof with exposed beams and skylight window, low level w.c., wood block surface with oval wash hand basin and cupboards under, radiator with towel rail over, shaver point, concealed lighting.

**OUTSIDE:** Shires Barn sits on approximately 0.32 of an acre plot with gardens on all sides, the entrance is via double wooden gates providing vehicular and pedestrian access leading to large L shaped parking and driveway, the gardens are enclosed by a high manicured hedge with pedestrian opening leading to main front door with a range of seating areas, wild flower areas, lawned gardens, small woodland, access to detached garage block enclosed by brick and flint retaining walls, the east & west gardens are overlooked by the large sitting room. The west garden is accessible from the bedroom wing, the garden room and main living space and is surrounded completely walled garden with brick and flint high walls, raised area with double gates providing vehicular and pedestrian access onto Lumley Lane with Wysteria which covers the seating and brick paved area, with flowering borders.

**GARAGE:** 22'2" to curved wall x 20'9" max, twin vehicular doors, window to side aspect, stairs leading to first floor storeroom.

**STORE ROOM:** 17'5" x 8'6" side pedestrian doors and window.

**FIRST FLOOR STORE:** 20'9" x 16'0" Restricted in height with pitched roof.









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