



CHURCHILL
COUNTRY & EQUESTRIAN

Rumbolds Barns, West Sussex

Rumbolds Barns, Plaistow, West Sussex, RH14 0PZ

An exceptional development opportunity to convert **two individual barns**. The Barns have consent under Class Q permitted Development to form two dwellings. Planning App number 24/01015/PA3Q.

For those looking to build their own property and require equestrian facilities Lot 3 can be purchased in addition - available **only with the purchase of Lot 1 or Lot 2**, not as a standalone option.

The lots are available either as a whole or individually, providing flexibility for buyers seeking a unique rural lifestyle.

- **Guide as a whole £1.3M**
- **Lot 1. £425,000 3 Bedroom 1,840 sq. ft Barn for conversion**
- **Lot 2. £425,000 4 Bedroom, 2244 sq. ft Barn for conversion**
- **Lot 3. £450,000 Equestrian facilities to include 14 boxes, 60m x 30m arena, 2-bedroom mobile home and some 12 acres (*Available alongside Lot 1 or Lot 2 only, not separately*)**



Lot 1 – Barn 1 at Rumbold's Farm, Guide £425,000

This impressive barn spans approximately 2,244 sq. ft (GIA) and has been designed to offer four double bedrooms, including two with en-suite bathrooms, and a family bathroom.

A striking feature of the designed layout is the generous open-plan kitchen, dining and living area, which enjoys far-reaching views over surrounding farmland. Additional accommodation includes a study/snug and a practical utility room.

Externally, the property plans boast private parking to the front, with gardens to the front and side, perfect for outdoor entertaining or enjoying peaceful countryside living.

Set towards the end of a peaceful track with the 12-acre field attached to Lot 3, open fields and beyond, this property provides a fantastic opportunity to create a modern countryside home, with bespoke finishes.

Lot 2 – Barn 2 at Rumbold's Farm, Guide £425,000

The designed plan for Lot 1 offers well-proportioned living space with three double bedrooms, two of which benefit from en-suite bathrooms, in addition to a family bathroom.

The layout includes a welcoming entrance hall, a dedicated study, and a bright open-plan kitchen, living, and dining space. The property is enhanced by a south-facing garden, taking in scenic views across open fields.

Tucked away on a quiet half mile private lane on the edge of Plaistow village, Lot 1 enjoys a rural yet not isolated position, offering both tranquillity and accessibility.

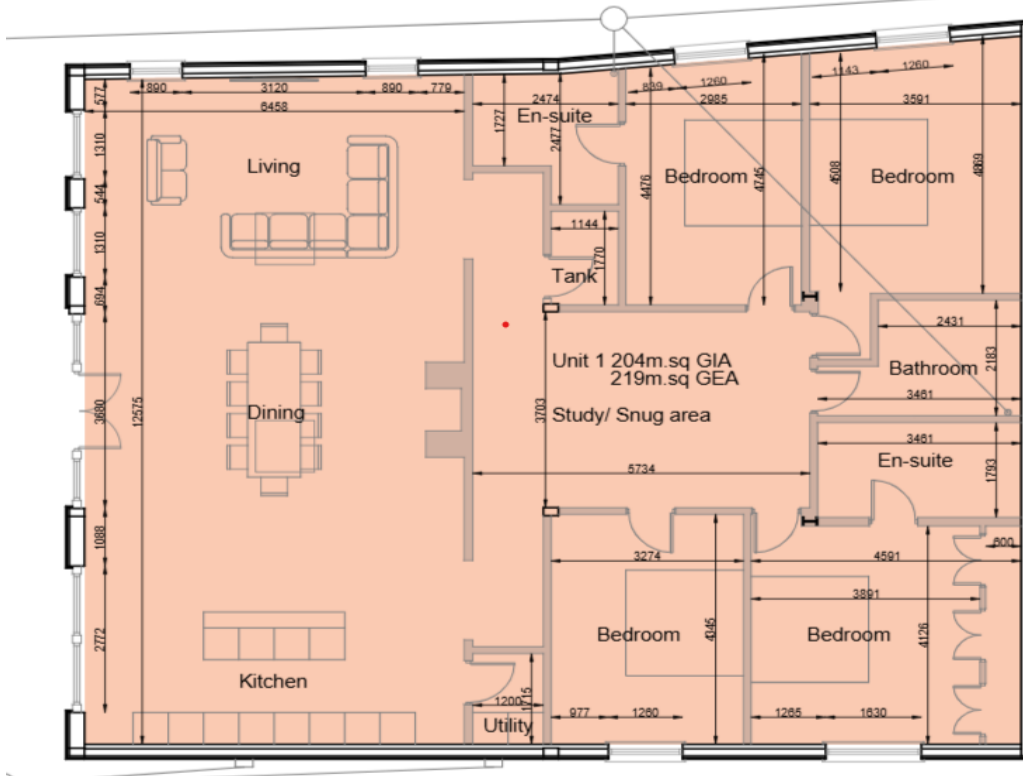
Lot 3 at Rumbold's Farm, Guide £450,000 available only with the purchase of Lot 1 or Lot 2, not as a standalone option

A 14-box yard with a floodlit 60m x 30m Charles Britton sand school with herring-bone drainage, and c. 12 acres of grazing. In addition, there is accommodation in the form of a 2-bed mobile home.

The large and well-ventilated internal barn has 10 stables with automatic waterers and a generous tack room to one end, there are a further 4 external wooden stables, a hay barn/pen and a wash bay. The floodlit 60m x 30m school is fenced with a sand and rubber surface. The grazing amounts to some 12 acres, with water troughs connected.

The mobile home is situated on the yard and comprises a kitchen / living room, 2 bedrooms and a bathroom, this has been in situ for 9 years.

Lot 1 – Rumbold's Barn Unit 1



Lot 2 – Rumbold's Barn Unit 2



Location

Located on the outskirts of the charming village of Plaistow, which has a village shop, village green and playground, a good primary school, pub and church, the plots offer residents a tranquil rural lifestyle complemented by convenient access to essential amenities and reputable schools.

Rail Services: The nearest railway stations are located in Billingshurst and Haslemere, offering regular services to London and other destinations, making commuting feasible for residents.

There are fantastic walking and riding routes from the property, with miles of off-road riding.

Further Information

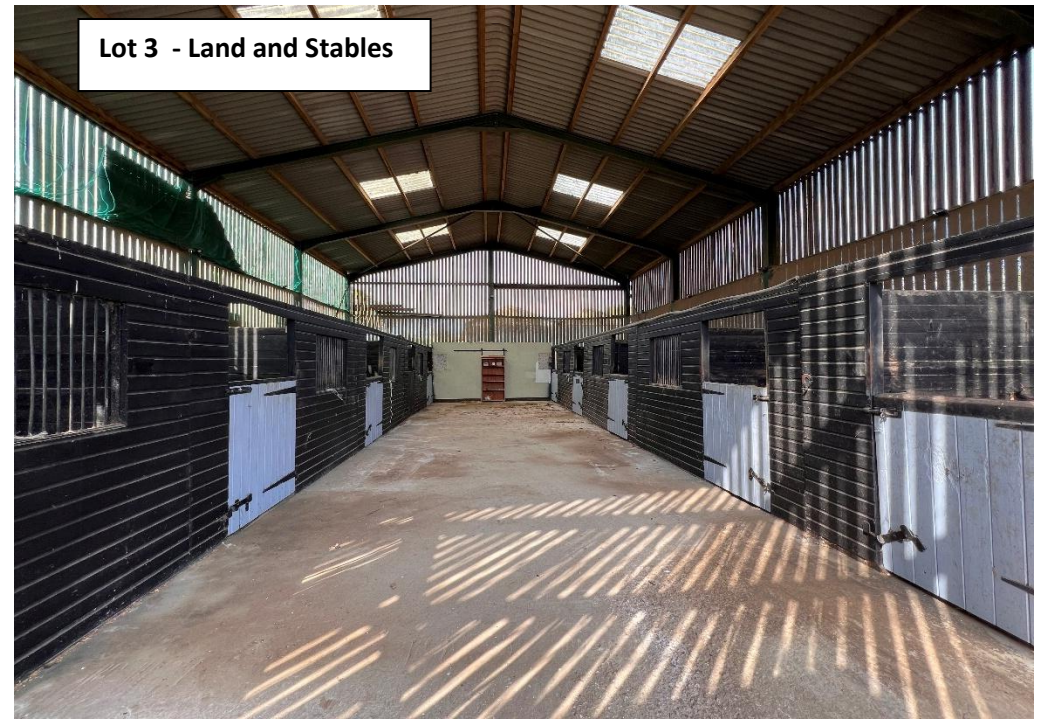
SERVICES: Water and electricity supply available

LOCAL AUTHORITY: Chichester District Council, Tel. 01243 777100

TAX BAND: TBC

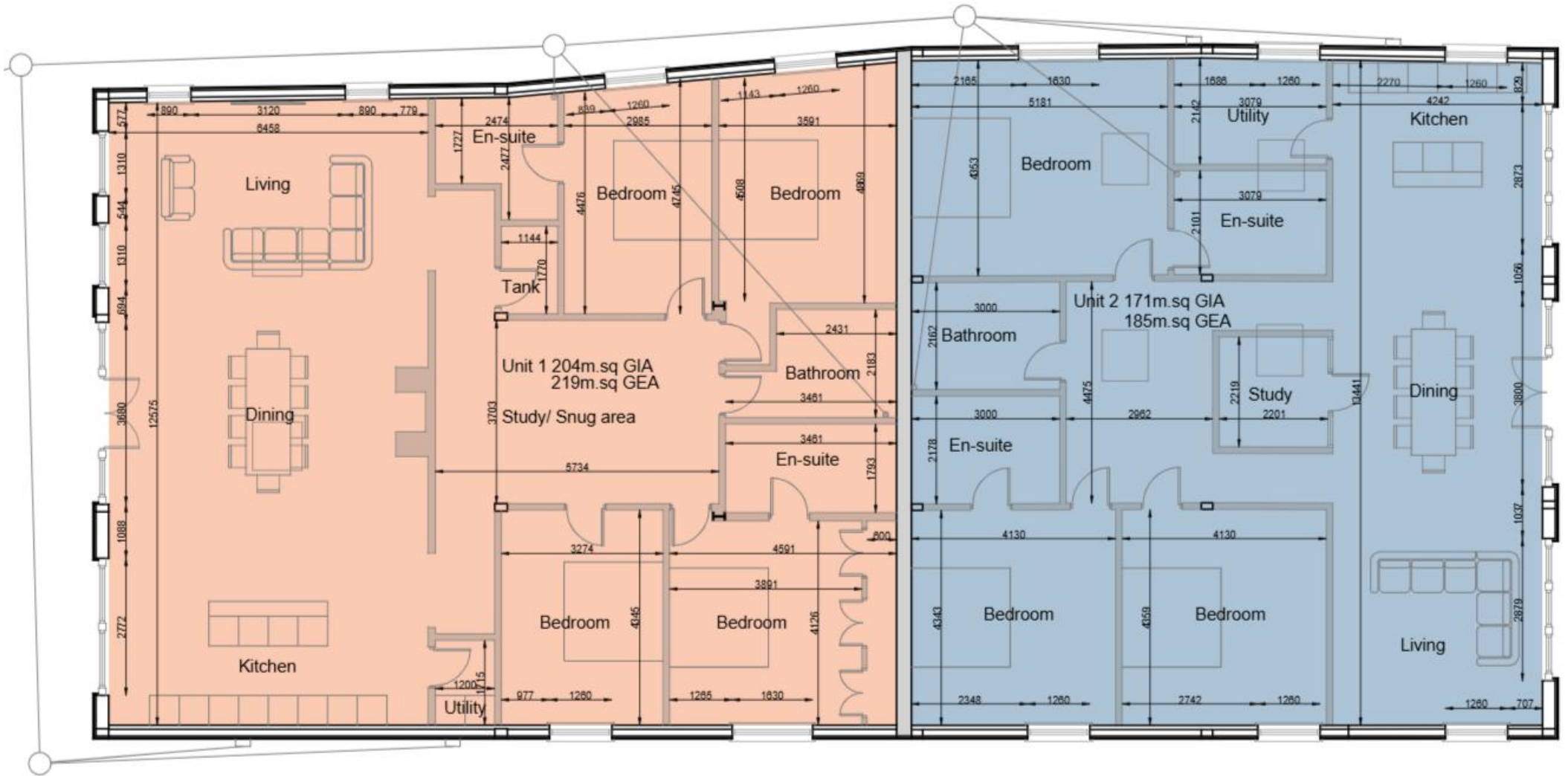
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TENURE: Freehold

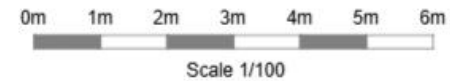


Lot 3 - Land and Stables





Ground floor Plan 1:100

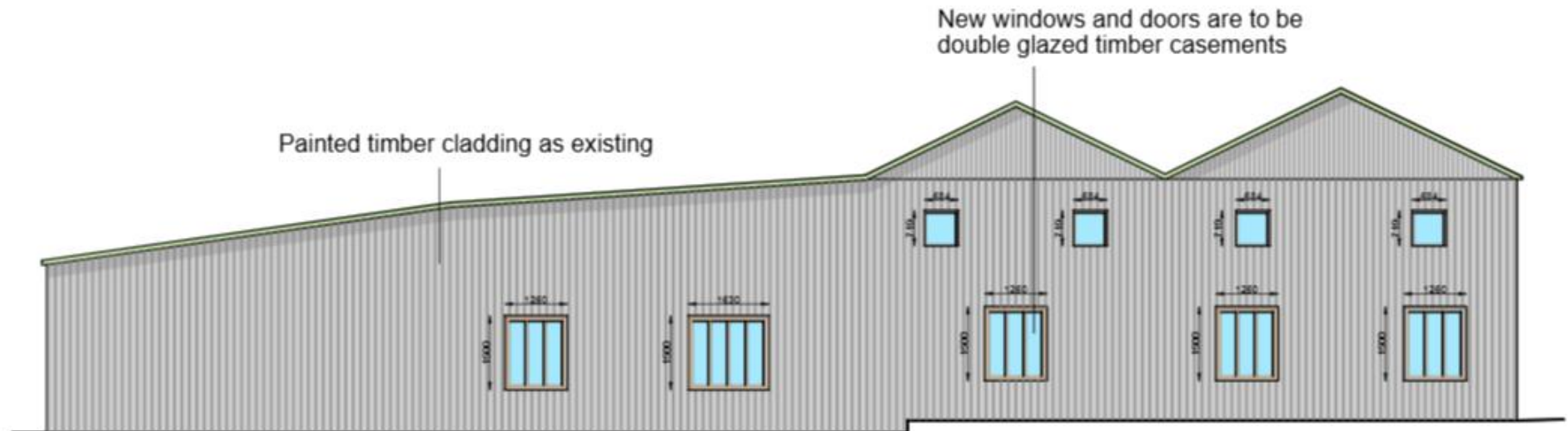
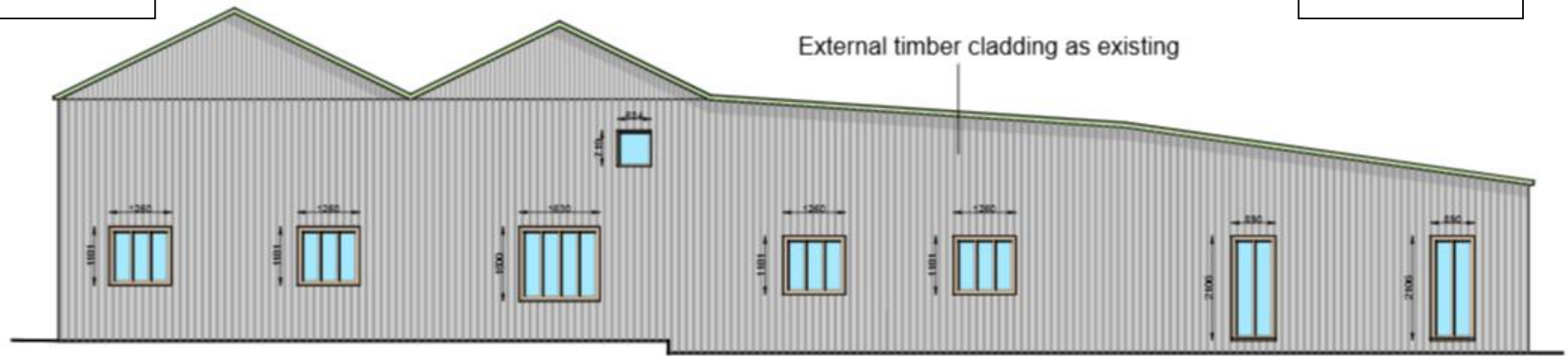


Lot 1

Lot 2

Lot 2

Lot 1



Lot 1

Lot 2

