



CHURCHILL
COUNTRY & EQUESTRIAN

Chilling Barn, Chilling Lane, Warsash, Hampshire, SO31 9HF. Guide £1M

A fantastic opportunity to purchase a leasehold equestrian property ideal for a livery set up. Chilling Barn comprises a three-bedroom property with 14 brick-built stables, large oak framed barn and 12 acres. A county council leasehold of 64 years remaining, Hampshire County Council. Other than Equestrian use, no other business or trade is permitted. Please contact the agent for further details.

- 3-bedroom property
- 14 stables with tack rooms and WC
- Close to the beach and fantastic walking and riding
- Large Grade II listed oak framed barn
- 12 acres
- Large attractive gardens
- Plenty of hard standing for parking

The Property

The 3-bedroom property, built in 1989, is situated down a quiet country lane in an idyllic setting with easy access onto footpaths, bridleways, and the beach. Downstairs is an entrance hall, useful utility and two reception rooms with an open plan kitchen dining room and a cloakroom. Upstairs boasts sea views and three bedrooms of good sizes, one with ensuite, another with a shower room and a family bathroom. Outside is a large wrap around garden with well-established flowerbeds, stepped patio area, green house and garden sheds. The property is approximately 1,500sq ft.

Equestrian Facilities

The yard comprises two stable blocks, one 10 box yard with tack room and store rooms and a 4 brick-built stables, with two larger corner boxes. and WC and a large Grade II listed oak framed barn. There is a schooling paddock to the front of the stables and three further paddocks with post and rail and stock fencing and water connected. There is plenty of parking for lorries and trailers.

Location

Warsash is a delightful village with an array of independent shops, eating and drinking establishments. For sailing and water sports enthusiasts there is a range of marinas available along the River Hamble and sailing clubs nearby. Footpaths accessed straight from the property lead along to the waterfront and provide miles of waterside beach walks and parkland.

Warsash is home to Warsash Maritime Academy part of Southampton Solent university, which provides training for Merchant Navy officers from around the world. Lockheath is the closest shopping centre which has numerous shops, cafes, library, Waitrose and centre for the local community.

Further Information: Local Authority: Hampshire County Council / EPC: TBC / Tenure: Leasehold / Services: Mains water and electricity, LPG Gas fired heating.









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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.