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Trenchmore Barn, Drungewick Lane, West Sussex, RH14 0RS

A fantastic development opportunity to convert a **3,627 sq. ft barn in a fantastic rural position**. The Barn has consent under Class Q permitted Development to form the dwelling. Planning Application number LX/24/02865/PA3Q.

For those looking to build their own property and require land, Lot 2 can be purchased in addition to the barn, not as a standalone option.

- **Guide as a whole £600,000**
- **Lot 1. £450,000 4 Bedroom, 3,627 sq. ft Barn for conversion**
- **Lot 2. £150,000 7 acres of land available in two paddocks, accessed from the barn or via a separate road access**

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Lot 1 – Trenchmore Barn, Guide £450,000

This impressive barn spans approximately 3,627 sq. ft (GIA) and has been designed to offer four double bedrooms, all including en-suite bathrooms and dressing rooms.

A striking feature of the designed layout is the generous open-plan kitchen, dining and living area, with adjoining walk-through pantry. There is a further, expansive living room which enjoys far-reaching views over surrounding land.

Externally, the property plans boast private parking to the front, with gardens overlooking the land.

Set off a quiet country lane, overlooking the with the two paddocks (lot 2) totalling 7 acres. This property provides a fantastic opportunity to create a substantial countryside home, with bespoke finishes. Water and electricity connected.

Lot 2 – Land at Trenchmore Barn, Guide £150,000

Some 7 acres of pastureland, surrounded by mature trees and divided into two separate paddocks. Accessed from the barn or via a separate road access from Drungewick lane.



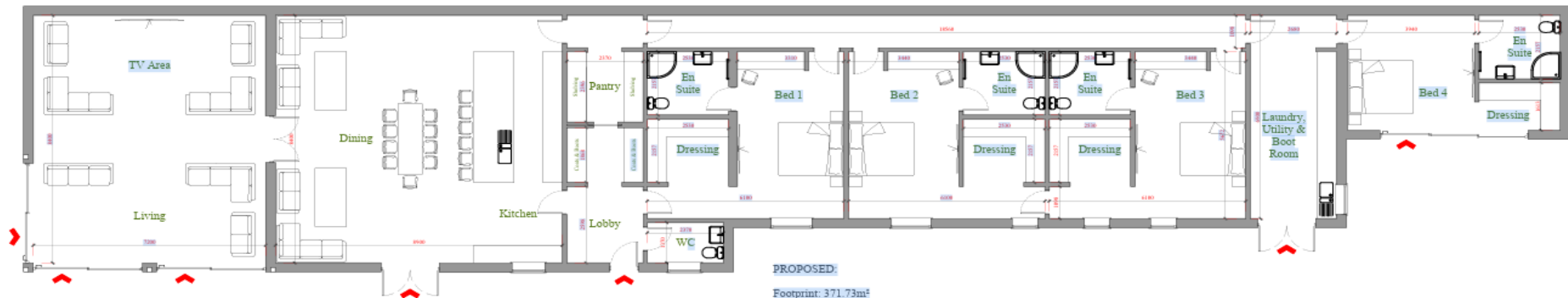
Lot 1



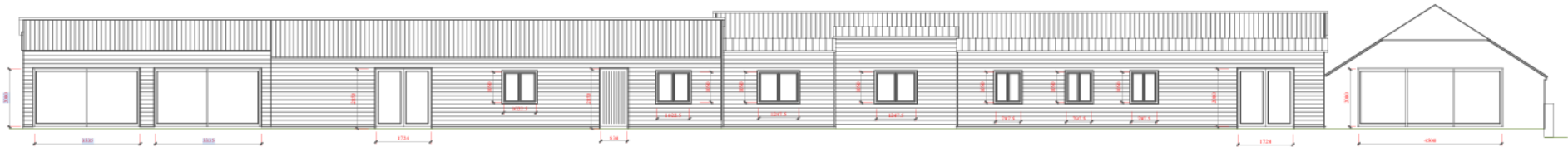
Lot 2



Roof Plan
1:100 PROPOSED



Ground Floor Plan
1:100 PROPOSED



East
1:100 PROPOSED



West
1:100 PROPOSED



Block Plan

Location

Located off Drungwick Lane, close to the villages of Wisborough Green and Rudgwick with village shops, good primary schools, local pubs all within a short drive.

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 excellent walking and riding routes from the property.

Further Information

SERVICES: Water and electricity supply available

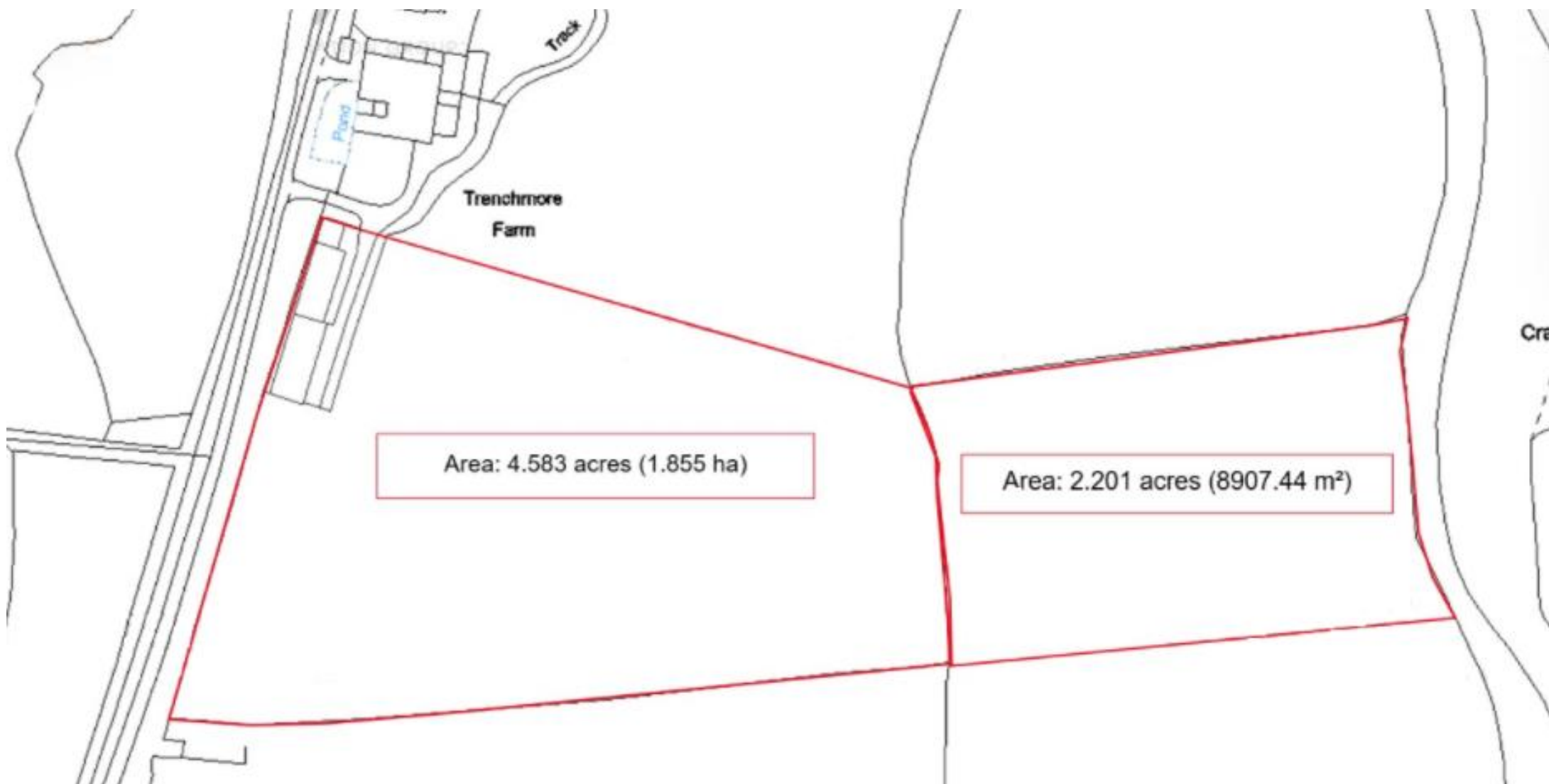
LOCAL AUTHORITY: Chichester District Council, Tel. 01243 777100

TAX BAND: TBC

EPC: TBC

TENURE: Freehold

Viewings strictly by appointment



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