



# HERRINGBROOM BARN

*Barrington  
& Company*

## HERRINGBROOM BARN, NEAR GRAFFHAM, PETWORTH, WEST SUSSEX

*A delightful period barn in 2.23 acres with wonderful farmland views to the South Downs*

Kitchen/breakfast room, Vaulted reception room with wood burner, 3 Bedrooms, 2 Bathrooms, Cloakroom, Oil fired central heating, Outside utility room and garden store. Garden and grounds of 2.23 acres.

### DIRECTIONS:

Leave Petworth on the A285 towards Chichester and proceed south for 2.3 miles. Just beyond Chandlers builders merchants turn right to Graffham. Continue for 0.5 miles and the entrance to the property will be seen on the left.

### SITUATION:

The property is situated in a wonderful rural location between the villages of Duncton and Graffham which provides an excellent community owned village shop and 2 pubs. More comprehensive facilities can be found at nearby Petworth, an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops for everyday needs together with a wealth of antique shops. State schools in the area include Herbert Shiner primary and middle school in Petworth and Midhurst Grammar. In the private sector, Seaford College, Dorset House, St Margaret's and Conifers. Sporting activities include golf at Cowdray Park and Osiers Farm, Polo at Cowdray Park and horse racing at Goodwood and Fontwell. Communications with London are surprisingly easy with mainline stations at Haslemere (10 miles, Waterloo 60 minutes) and Pulborough (5 miles, Victoria 70 minutes). The A3 (M) is with a 14 mile drive.





#### DESCRIPTION:

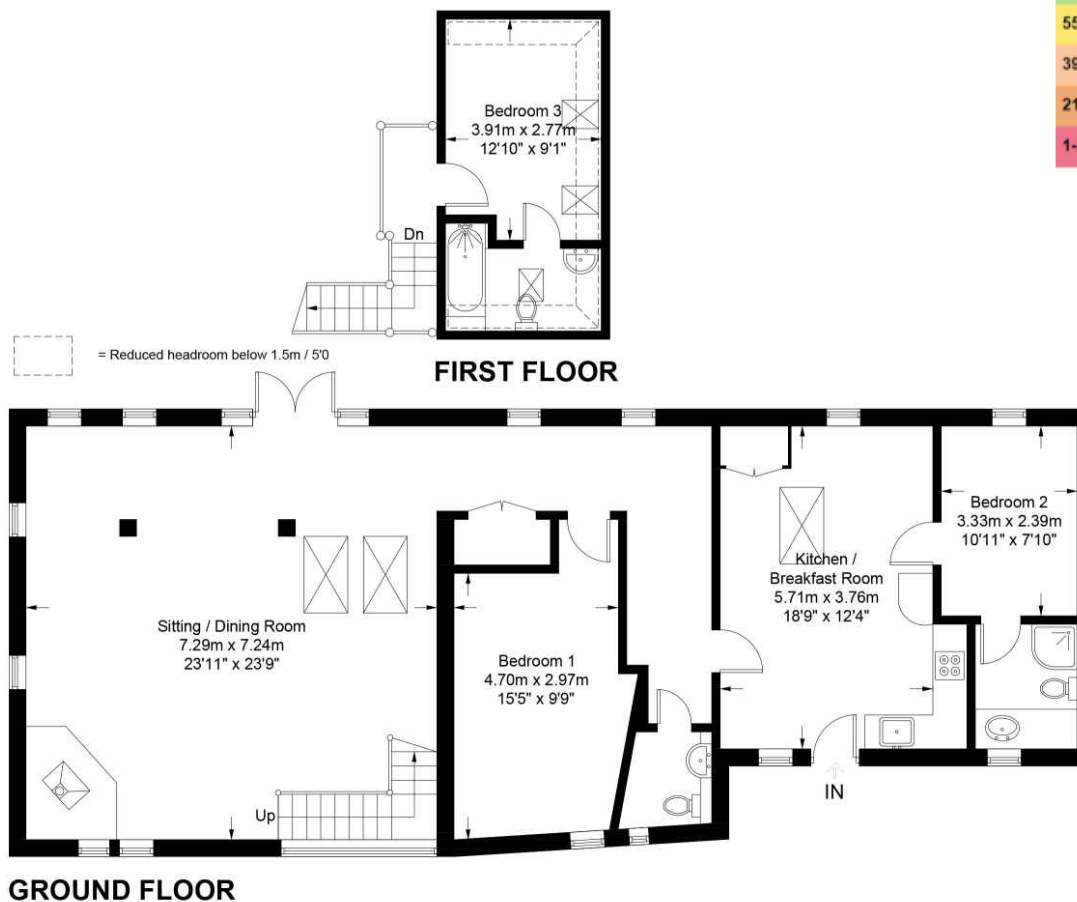
Herringbroom Studio (which is not listed) started life as a traditional oak framed agricultural barn and was part of nearby Ridlington Farm. It was converted into an Artists Studio over 30 years ago with rebuilding works undertaken by local experts Heritage Oak Buildings. In later years it was converted into a house and now provides the perfect combination of a wonderful atmospheric period building fully equipped for modern living. The heart of the property is the double aspect vaulted reception room with its wood burner, gallery, and doors to the garden terrace. There are two ground floor bedrooms, one with ensuite shower room and one with adjacent cloakroom which could be enlarged to provide an ensuite bathroom if required. The kitchen/breakfast room with its flagstoned floor also has a vaulted ceiling and upstairs is another bedroom/bathroom suite. Outside is the oil fired boiler and a small detached utility/storage building and another garden store.

#### OUTSIDE:

In front of the Barn is a large gravelled courtyard which is enclosed by a brick and stone wall and provides ample parking. A gate leads to the garden which is mainly laid to lawn with specimen trees and a paved stone terrace bordering the back of the barn. The garden gives way to a wild flower meadow which is crossed with mown paths and bounded by a post and rail fence overlooking neighbouring farmland. In all 2.23 acres.

SERVICES: Mains water and electricity, private drainage, oil fired central heating.  
Chichester District Council, Council tax band F.

Approximate Gross Internal Area  
144.9 sq m / 1560 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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