

STONE



Wellhouse Lane RH3

£1,395,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Set along the gently winding stretch of Wellhouse Lane, where hedgerows thicken and the pace of life instinctively slows, Spiders Barn is a home that feels deeply anchored to its landscape and history. This Grade II listed home is believed to date back to the 16th century. It is a compelling reminder of England's rich architectural heritage—one that has been carefully tended and cherished over the centuries. From the moment of arrival, there is a sense of stepping into a more considered way of living, where beauty lies in patina, proportion, and authenticity rather than polish. The exterior speaks softly but confidently of its age: time-softened materials, irregular lines, and a reassuring solidity that modern buildings rarely achieve.

The entrance opens onto a tiled floor and conveniently placed utility room. Inside, the atmosphere is unmistakably warm and inviting. Exposed oak beams trace the ceilings, each one telling its own story. Concealing the boiler cupboard and a downstairs WC, the utility space also opens onto the rear garden, offering the perfect place to remove boots and wipe muddy paws. From this central point, you can access two separate wings.

The South East Wing

The expansive reception offers a place to dine and unwind, anchored by a generous open inglenook fireplace, an irresistible focal point on winter evenings, when a log burner's firelight dances across ancient timbers and thick-set walls. Oak posts naturally zone the dining area, forming this functional yet sociable space.

This wing also accommodates an oak stairwell that ascends to the principal suite, an impressive double bedroom with a private luxury bathroom. Here, vaulted ceilings enhance the space, and lead windows frame countryside views. In the bathroom, a copper tub and counter-top basin offers a hotel-inspired retreat.



The North West Wing

Descending back to the ground floor, the North West Wing unfolds with an additional dual aspect family room. Here, a log burner offers warmth, providing a more informal space for daily living, games, or cosy evenings. The kitchen, with its hand painted cabinetry, strikes a thoughtful balance between old and new. It provides a calm and practical heart for modern family life, while views across the gardens ensure a constant reminder of the home's idyllic rural setting.

Upstairs, this wing continues to charm with three well-proportioned bedrooms, two of which benefit from their own en-suite bathrooms. Cosy, characterful, and versatile, this home provides flexibility for families and guests. Each room enjoys its own outlook over the gardens or surrounding countryside, reinforcing the seamless connection between house and land. The bathrooms all feature luxury Burlington fixtures, blending contemporary comfort with a timeless design.

The Gardens

To complement the main house, there is a detached studio, originally built as a garage, which, subject to the relevant planning consents, could be repurposed to create highly versatile ancillary accommodation. Today, it offers a games room alongside a studio/home office, making it ideal for modern living, whether as a space for teenagers, a creative retreat, a quiet place to work from home, or overflow entertaining. This private southwest-facing garden was designed to maximise summer afternoons in the hot tub or al fresco dining and drinks beneath colourful sunsets.

The grounds are, quite simply, a defining feature of Spiders Barn. Extending to approximately 1.2 acres, the gardens unfold as a series of gentle scenes rather than a single formal statement. Sweeping lawns are interspersed with mature trees, established shrubs, and well-stocked beds and borders, creating interest and colour throughout the seasons. An orchard offers the promise of blossom in spring and fruit in autumn, while the ponds add a sense of tranquillity, attracting wildlife and lending the garden a quietly romantic air.







The Location

Betchworth is a much sought-after Surrey village, prized for its sense of community and its unspoilt rural setting. Despite its peaceful atmosphere, the village enjoys excellent everyday amenities, including a popular village shop, café, and public house, while the nearby market towns of Reigate and Dorking offer a broader range of shopping, dining, and cultural options. The area is well regarded for its selection of schools, with a mix of highly regarded state and independent options within easy reach, making it particularly appealing to families seeking both countryside living and educational choice.

For those who commute or travel regularly, the location is exceptionally well connected. Mainline stations at Dorking, Reigate, and Betchworth provide direct rail services into London, while the nearby M25 offers swift access to Gatwick Airport, the wider motorway network, and the South East beyond. Wellhouse Lane itself remains quietly rural, ensuring that daily life at Wellhouse Lane feels calm and private, while still benefitting from convenient links when needed.

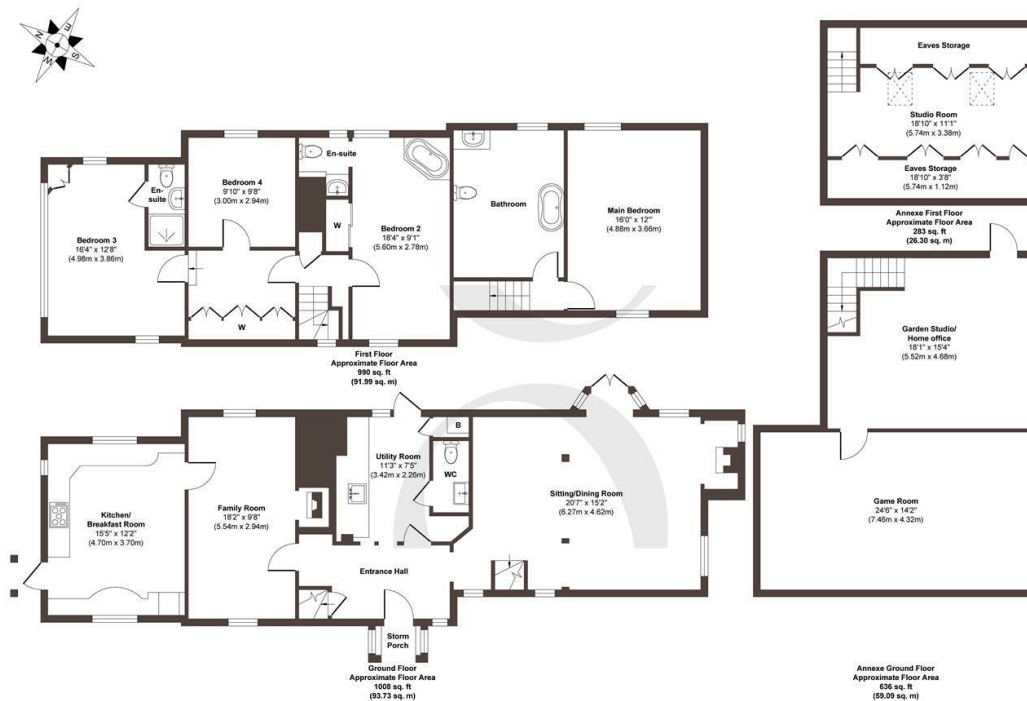
Surrounded by some of Surrey's most beautiful countryside, the area is a haven for outdoor enthusiasts. Miles of footpaths and bridleways weave through rolling fields, woodland, and open heath, with the Surrey Hills Area of Outstanding Natural Beauty close by. Whether enjoying long walks, cycling, or simply the changing seasons from the garden, the landscape here shapes a lifestyle that is active, restorative, and deeply connected to nature.







The Details



Approx. Gross Internal Floor Area 2917 sq. ft / 271.11 sq. m (Including Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

- Historic Grade II listed period home dating back to the 16th century
- Wealth of original features including exposed oak timbers throughout
- Striking open inglenook fireplace forming the heart of the home
- Bedrooms accessed via two separate staircases, adding unique character
- Rear terrace overlooking the majority of the gardens
- Approximate total plot extending to 1.2 acres
- Gravelled driveway providing parking for several vehicles
- Versatile ground floor layout well suited to modern family life

Energy Performance Certificate (EPC)

Exempt - Grade II Listed

Council Tax Band

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