



THE GRANARY

Bex Lane, Heyshott, West Sussex GU29 0DQ


BCM
Wilson
Hill

THE GRANARY

Bex Lane, Heyshott, West
Sussex GU29 0DQ

A unique and captivating
property with a magical
garden on the edge of the
popular village of Heyshott.

Accommodation

4 bedrooms (2 en suite), family
bathroom | Kitchen/breakfast room,
dining/living room, sitting room |
Cloakroom, utility area | Large garage
with planning permission to convert
to an annex | Heating and hot water
supplied by heat pump | External
EV charger | Magical gardens of
approximately 0.5 acre | In South Downs
National Park | Approx 1,624 sq ft
(150.9 sq m) | EPC: E41

Heyshott 1 mile | Midhurst 2 miles |
Petersfield 12 miles | Guildford 27 miles
| London Waterloo from Haslemere
11 miles | Mileages approximate





THE PROPERTY

The Granary is a unique property dating back to the 1800s and is an excellent mix of period charm and contemporary renovations. On the ground floor there is a modern and well-equipped open plan kitchen/breakfast room that flows into a sociable dining/living area with high vaulted ceilings. Beyond that there is a separate sitting room which is triple aspect and has a log burner and double doors opening onto the garden. Also, on the ground floor there is a large bedroom with ensuite bathroom as well as a cloakroom and utility area. The main bedroom, accessed via its own staircase has lovely views over the garden and has an ensuite bathroom. A separate staircase leads to two further bedrooms and a family bathroom. The house is brilliantly versatile and has a feeling of light and space throughout. Its heating and hot water supply is via heat pump, and an external EV charger is in place for occupants to charge their cars. The Granary offers scope for further improvement, including the conversion of the garage to a completely self-contained annex, ideal for multi-generational living.



OUTSIDE

A gated shingle driveway has parking for several cars. There is a detached double garage with planning permission for conversion to an annexe. The garden is lawned with several charming areas to relax and entertain, including a terrace spanning the rear of the house, accessed from the kitchen or the sitting room. The property is the former granary of next door Bex Mill, and a particular feature is the controlled mill stream, which flows gently through the bottom of the garden and has a charming bridge crossing it. Throughout the garden there are well stocked flower beds and mature trees providing colour all year round. In all, a private and peaceful haven. The garden and grounds extend to 0.5 acres in total.

SITUATION

The Granary is situated on a country lane leading to the village of Heyshott, found at the foot of the South Downs, with a village green, church and pub, The Unicorn Inn. Heyshott boasts a wealth of footpaths, cycle paths, and bridleways, including access up onto the South Downs.

The country lanes lead to many renowned pubs, including The Woodcote and The Foresters Arms at Graftham. Graftham is only 3 miles away and has a thriving village shop and small café.

The town of Midhurst is just 2 miles away, offering a good range of independent shops, cafés, and restaurants, as well as a Sainsbury's supermarket and the well-regarded Cowdray Farm Shop and Café. Midhurst Primary School and Midhurst Rother College are rated 'Outstanding' by Ofsted.

Midhurst and the surrounding area have much to offer, with polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood Circuit, and sailing from Chichester Harbour and other centres along the South Coast.

Road links via the A272 provide easy access to Petworth and Petersfield, while the A3 connects to London, Chichester and the South Coast.



Approximate Floor Area = 150.9 sq m / 1624 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 167.3 sq m / 1800 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and drainage. Heating and hot water supplied by heat pump.

Broadband availability

Ultrafast available (fibre) according to Ofcom.

Mobile/Internet Coverage

Good outdoors according to Ofcom.

Tenure

Freehold with vacant possession.

Local Authority

Chichester District Council
www.chichester.gov.uk
01243 785166

Council Tax

Band G

EPC

E41

Postcode

GU29 0DQ

Directions

From Midhurst town, head south onto the A286 towards Chichester. After approximately 1.5 miles turn left towards Heyshott. The Granary is just over half a mile on the right.

What3Words

///bootleg.booth.cassettes

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as of March 2026.

IMPORTANT NOTICE

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