



Baylys, Racton - PO18 9DR  
Guide Price £1,450,000 - FREEHOLD



STRIDE & SON

# Baylys

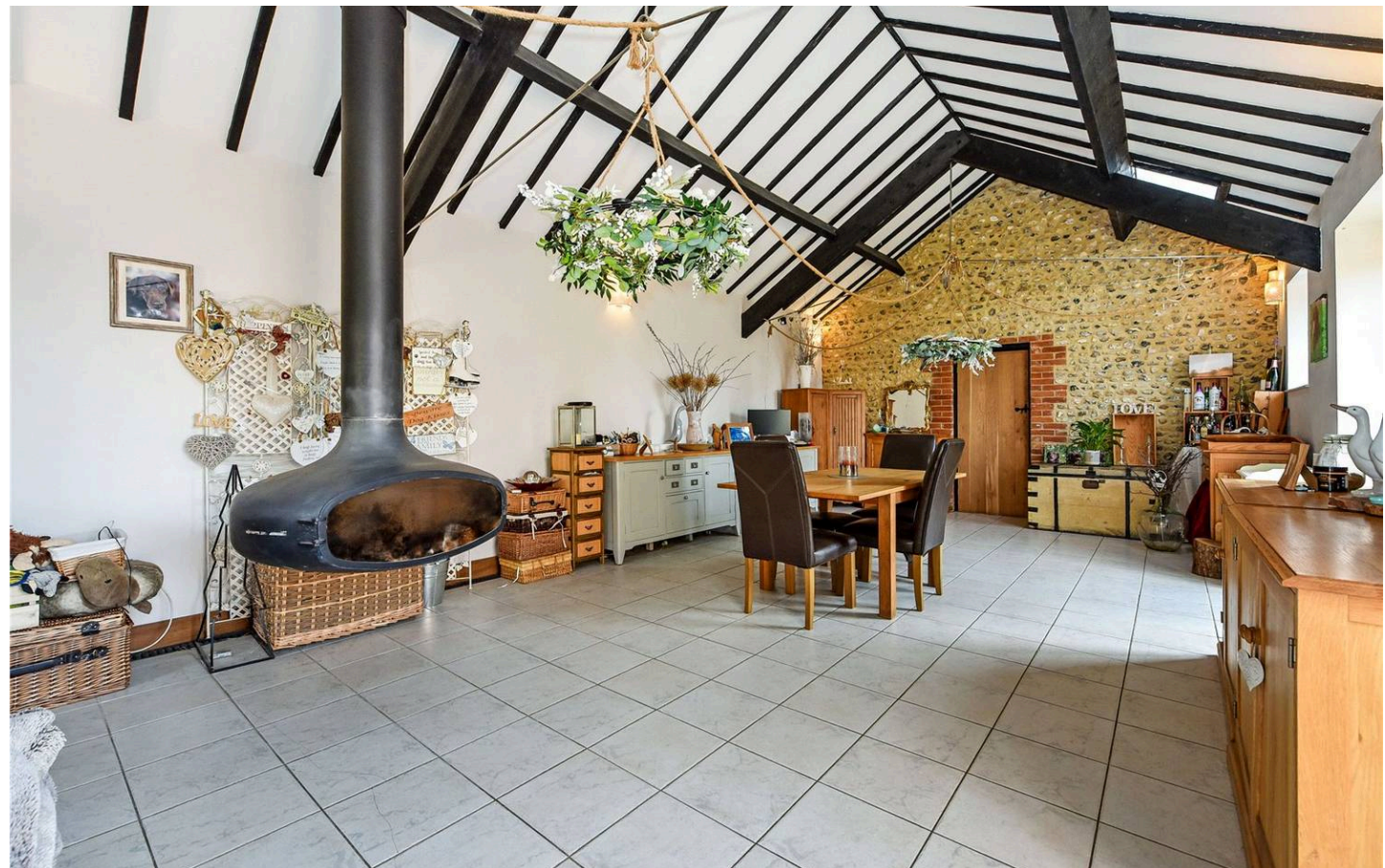
Racton, Chichester

Baylys is a rare opportunity to acquire a beautifully private and adaptable collection of buildings, discreetly positioned behind high flint and brick walls in a tranquil rural setting. The property comprises three detached buildings arranged around a generous courtyard garden.

Two have been converted to provide substantial residential accommodation, while the third—currently used for storage and workshop purposes—offers clear potential for conversion to additional living or studio space, subject to the necessary consents.

The barns were converted in the late 1990s and extend to approximately 3,392 sq. ft. in total. Internally, the accommodation is arranged in a largely open-plan format, creating generous, light-filled rooms with a strong sense of scale and flow. The layout offers flexibility and could be readily reconfigured to provide additional bedrooms if required.

Subject to the necessary consents, the annexe could either be incorporated into the main barns or retained separately, providing options for extended family, older children, home working, creative studios or potential B&B-style accommodation.







The whole extends to approximately 2.72 acres, comprising around 0.23 acres of courtyard and residential garden (including the buildings), together with approximately 2.48 acres of paddock and equestrian land.

The land is well-fenced and includes separate vehicular access from the B2147, making the property particularly well suited to equestrian use or any small holding or agricultural/horticultural use. The paddock adjoins the local bridleway network, providing direct access to miles of outstanding off-road hacking across the Stansted Park Estate and surrounding countryside. A mobile stable barn and tack room further support equestrian use.

The principal residence is constructed of flint and brick beneath a slate roof and combines generous proportions with a wealth of character features including exposed beams, vaulted ceilings, flint and brick detailing, and full-height glazing opening onto the gardens and surrounding views.

The ground floor accommodation includes a spacious kitchen/breakfast room with vaulted ceiling and countryside views, a cloakroom, a large store cupboard housing the boiler, and an impressive open-plan living and dining room centred around a log-burning stove, with doors opening directly to the outside.

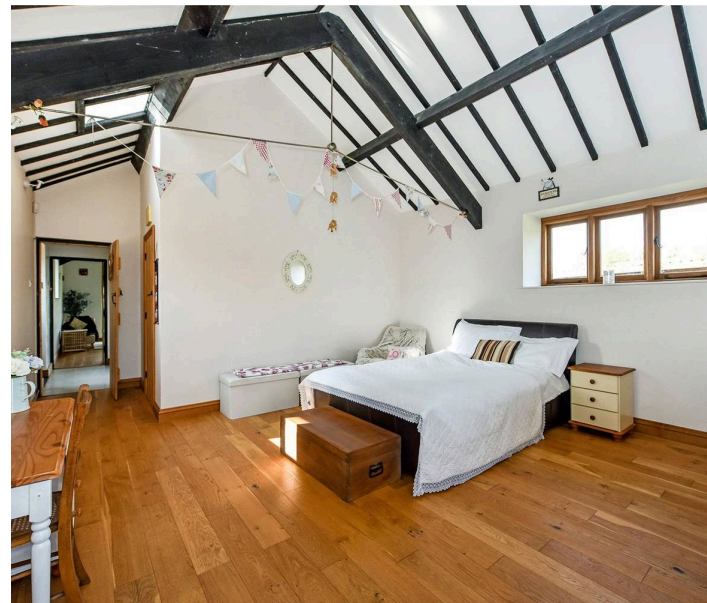




The principal bedroom suite is arranged in an open-plan layout, featuring a central bath, wash hand basin, a walk-in shower and access to a walk-in dressing room. This space also enjoys vaulted ceilings and double doors opening onto the courtyard garden.

The second building provides additional accommodation, ideal for guest use, multi-generational living or home working. It includes a wet room and two generous vaulted bedrooms, both with walk-in wardrobes, storage space, excellent natural light and attractive views.

The third building, also constructed of brick and flint beneath a slate roof, is currently used for storage and workshop purposes. With exposed trusses and a high ceiling, it offers excellent potential for conversion to further accommodation, studio or ancillary space, subject to the usual planning consents.



Overall, the property and its land offer notable flexibility, with potential for both residential and ancillary commercial uses, subject to the requisite approvals.

## OUTSIDE

Baylys is approached via remote-controlled timber gates leading to a gravelled driveway and turning area. The courtyard garden is private and secure, enclosed by brick and flint walls and centred around a pond. It is thoughtfully planted with mature shrubs, herbaceous borders, evergreens and raised beds, with a rill-style water feature running the length of the garden and feeding into the pond. There is also a further paved terrace enjoying open views across the surrounding hills and countryside.

Beyond the courtyard lies a small orchard with apple, pear, cherry, fig and hazelnut trees. A charming, insulated summerhouse with electricity enjoys lovely views across the paddock towards the Racton Monument, providing an ideal retreat, studio or workspace.

A gate at the rear of the courtyard leads to the adjoining paddock, which also benefits from its own separate access from the road. The gently sloping field offers excellent grazing and riding space and connects directly to the local bridleway network, providing uninterrupted access across surrounding countryside and woodland.

Nature is very much on the doorstep, with an abundance of flora and fauna. Many species of birds of prey are regularly seen from the property, reinforcing the sense of space and connection to the surrounding landscape.



Racton is best described as a true hamlet – a small and characterful cluster of approximately ten houses and a church, set within the South Downs National Park and surrounded by open farmland. The landscape is defined by expansive rural views, with the iconic Racton Monument forming a constant and dramatic backdrop.

Despite its rural setting, the location is ideal for those seeking a countryside lifestyle without isolation. There is direct access to Racton itself, and the surrounding area is a haven for cyclists, walkers and horse riders. Walderton and Funtington are nearby and offer highly regarded pubs and farm shops, while the harbour at Bosham and the sandy beaches at West Wittering are both within easy reach.

Westbourne village provides a good range of everyday amenities and independent shops. The wider area is rich in history and natural beauty, with the River Ems running nearby and an extensive network of bridleways and footpaths connecting to Stansted Park and beyond, making Racton particularly appealing to those who enjoy outdoor pursuits.

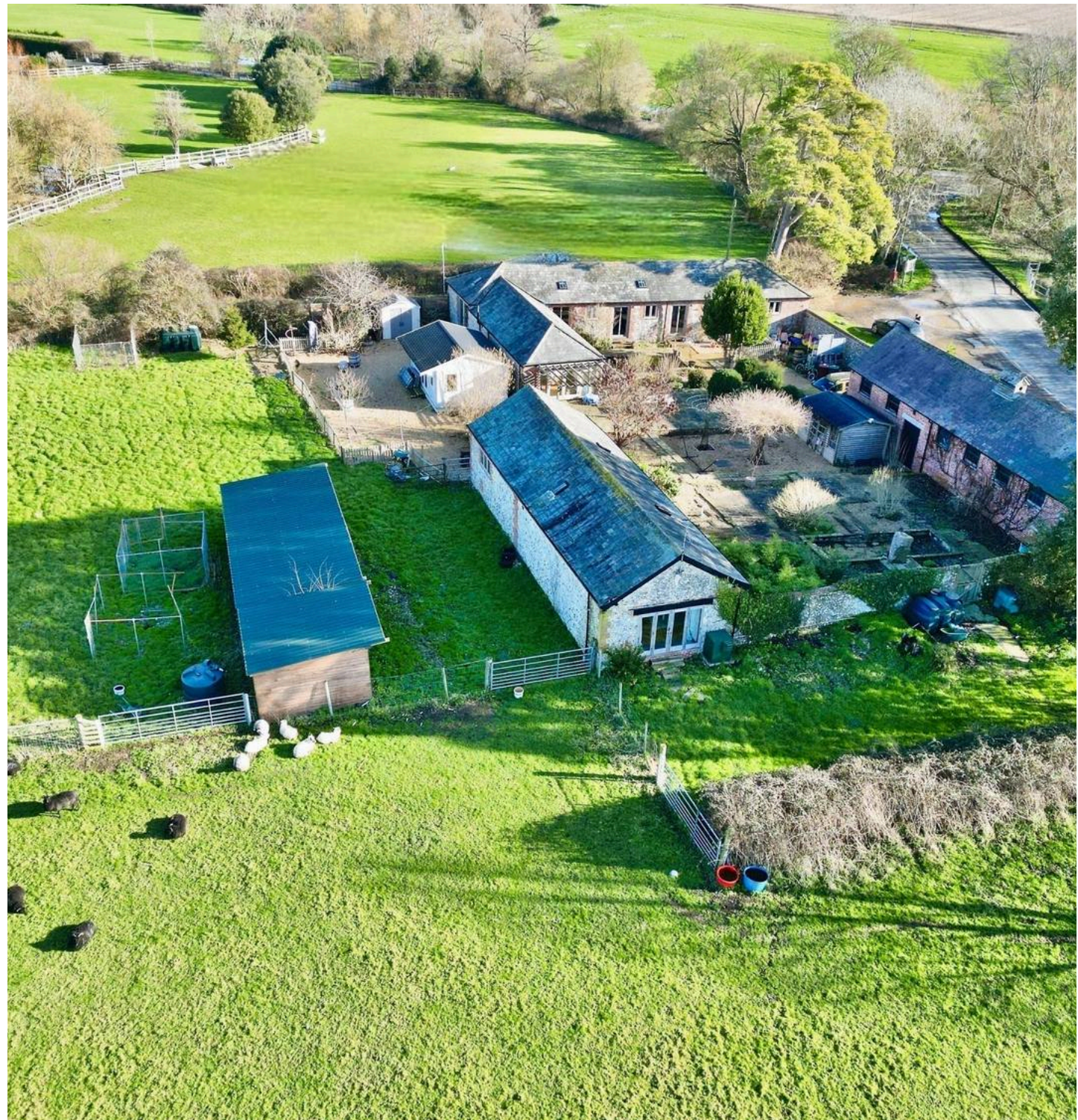
Services: Mains Water and Electricity. Oil boiler.  
Sewage Treatment Plant (filtration)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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# Baylys, Racton, PO18 9DR

Approximate Gross Internal Area = 201.9 sq m / 2173 sq ft

Shed / Barn / Summer House = 113.3 sq m / 1219 sq ft

Total = 315.2 sq m / 3392 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1183488)



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