

POVEYS BARN, STONEY HEATH

Hampshire



ATTRACTIVE BARN CONVERSION SURROUNDED BY COUNTRYSIDE

Poveys Barn is an attractive barn conversion in a delightful rural setting, offering extensive family accommodation, a self-contained annexe, substantial barn and workshop, set within beautiful gardens with far-reaching countryside views.



Local Authority: Basingstoke and Deane

Poveys Barn Council Tax band: F

The Bull Pen Cottage EPC: E

Tenure: Freehold.

Services: Mains gas, electric and water. Private drainage

Guide Price £1,850,000





VERSATILE LIVING, OUTSTANDING SETTING

The welcoming entrance hall creates an immediate sense of space and leads to a series of well-proportioned reception rooms. The generous drawing room serves as an impressive principal living space, flooded with natural light from its dual aspect and enjoying doors that open directly onto the gardens, creating a seamless connection between the house and its surroundings. The formal dining room provides an excellent setting for entertaining and family gatherings. A separate sitting room provides a cosy retreat, featuring fitted bookcases and an attractive fireplace that creates a natural focal point. The spacious kitchen is well equipped with an extensive range of cabinetry, integrated appliances and generous work surfaces. A dedicated dining area creates an ideal space for everyday family life and informal entertaining. There is also a utility, boot room and a study.









ROOM FOR FAMILY, GUESTS & HOBBIES

The bedroom accommodation is thoughtfully arranged across two distinct wings of the first floor, accessed via two separate staircases, creating an excellent sense of privacy and flexibility for modern family living. The principal staircase rises to a spacious central landing which serves three well-proportioned double bedrooms, including the impressive principal bedroom with dressing room and en suite. This generous room enjoys a peaceful outlook over the surrounding countryside and benefits from extensive built-in storage and a well-appointed en suite bathroom, creating a comfortable and private retreat. A second staircase, positioned at the opposite end of the house, leads to a further bedroom wing comprising two additional double bedrooms and a family bathroom. This arrangement lends itself particularly well to visiting guests, older children seeking greater independence, or multi-generational living.

A separate self-contained annexe, The Bull Pen, incorporates a sitting room/kitchen, bedroom, shower room, making it ideal for dependent relatives, guests or supplementary accommodation.



















GARDENS, VIEWS & EXCEPTIONAL SPACE

A notable feature of the property is the extensive attached barn, garage and workshop complex, offering exceptional flexibility. Extending to over 800 sq ft, the barn provides substantial storage and vehicular space, complemented by a separate workshop, additional outbuilding one including a wine store. The barn and series of out buildings offer flexibility, versatility and future potential. Outside, the property offers two generous gravel parking areas. The gardens form a particularly attractive setting, with broad lawns, mature planting, paved terraces and established borders creating a private and sheltered environment. Within the garden there is a greenhouse. Beyond the gardens, open countryside provides a beautiful backdrop, enhancing the property's sense of peace and seclusion.






view





Main House Floor Area = 355.6 sq m / 3827 sq ft
The Bull Pen - Annexe = 45.5 sq m / 490 sq ft
Barn / Garage = 75.3 sq m / 810 sq ft
Outbuilding = 52.2 sq m / 561 sq ft
Total = 528.6 sq m / 5688 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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