





A stunning and individual barn conversion of outstanding quality, offering an exceptional entertaining lifestyle and set within approximately 0.7 acres of beautiful grounds in a highly desirable semi-rural location.

Dating from the 1920s and originally used as an apple store, this remarkable barn has been imaginatively re-designed by the current owners and finished to a truly bespoke specification, combining striking architectural features with warm, inviting living spaces ideal for both family life and entertaining.

The property is approached via an electric gate with ample off-road parking and sits within beautifully established gardens extending to circa 0.7 acres. The grounds include a wild meadow alive with seasonal colour, wildflowers and a picturesque pond, creating a tranquil natural setting and offering excellent potential for those with equestrian or smallholding interests, subject to any necessary consents. A self-contained detached annex provides further flexibility for guests, multigenerational living or home working.



Inside, the barn makes an immediate impression with a large and welcoming entrance hallway, centred around a stunning bespoke staircase handcrafted by a local joiner. To the rear, the heart of the home unfolds into a beautiful handcrafted kitchen/diner/family room, perfectly designed for social gatherings and everyday living, featuring a log burner and larder.

There is also a study and a large sitting room with a further log burner and an attractive brick chimney feature. French doors open onto the rear garden, while additional doors lead into a beautiful orangery with skylight, offering

panoramic views across the gardens and creating a superb year-round entertaining space flooded with natural light.

Upstairs, the principal suite is a peaceful retreat, complete with a walk-in dressing room and a stylish en-suite shower room. Three further bedrooms are served by a beautifully appointed family bathroom.

This exceptional home offers a rare combination of character, craftsmanship and lifestyle, perfectly suited to those seeking space for entertaining, outdoor living and potential equestrian use, all within easy reach of nearby villages and transport links.

Bespoke double glazed wooden framed windows and doors throughout

Oil-fired central heating

Septic tank

Mains water & electricity

Council tax band F - £3223 per annum

Further information from the vendors' sole agents Jacobs & Hunt, Petersfield.



Approximate Gross Internal Area 3195 sq ft - 297 sq m
(Including Annexe & Excluding Void)

Ground Floor Area 1685 sq ft – 157 sq m

First Floor Area 1064 sq ft – 99 sq m

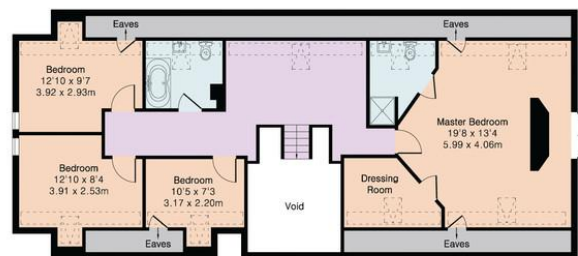
Annexe Area 446 sq ft – 41 sq m



Annexe



Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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