



The Barn Yard The Street, Bury - RH20 1PA

Offers Over £1,250,000



The Barn Yard, The Street, Bury

- First time to the market in over 30 years since being converted in the 1990's and surrounded by farmland and countryside walks
- In a quiet lane in the South Downs Nation Park in the desirable village of Bury
- Kitchen with Aga opening to sitting room / dining room
- Main bedroom with adjacent shower room
- Guest wing with two double bedrooms and bathroom
- Studio / office ideal for working from home or as an artist studio
- Wealth of original features including vaulted ceilings converted from being originally stables
- Large 35ft x 22ft barn ideal for conversion to additional accommodation subject to planning permissions
- Brick built conservatory / Summer house in garden which extends to a plot of just under 2/3 of an acre with a number of fruit trees, overlooking fields and open farmland beyond.
- Oil central heating, mains drainage and mains water
- Being offered to the market with the advantage of no forward chain

Located within the serene surroundings of the South Downs National Park lies a unique opportunity to own a charming 3 Bedroom Detached Stable Conversion. Boasting a history of over 30 years since its conversion in the 1990s, this remarkable property exudes rustic charm and tranquillity. Situated in the esteemed village of Bury, this residence beckons those seeking a peaceful retreat amidst farmland and picturesque countryside walks.

The interior boasts a well-appointed kitchen with Aga that seamlessly flows into the cosy sitting room and dining area. The main bedroom features an adjacent shower room, while a guest wing offers two additional double bedrooms and a bathroom. A versatile studio/office space provides the perfect setting for remote work or creative endeavours. Discover a treasure trove of original features, including vaulted ceilings that hail from its days as a stable. The expansive 35ft x 22ft barn presents an exciting opportunity for conversion into supplementary living quarters, subject to necessary permissions.

Step outside to a sprawling garden that extends to just under two thirds of an acre, bordered by a variety of fruit trees, where a brick-built conservatory/Summer house offers a serene escape. As you soak in the lush greenery, the garden abuts surrounding fields and open farmland. This idyllic retreat is equipped with oil central heating, mains drainage, and water supply for added convenience. Offered to the market with the bonus of no forward chain, this property promises a harmonious blend of history and modern living. This is a rare chance to own a slice of countryside bliss in a sought-after location.

Bury is a delightful rural Village sitting within the South Downs National Park, close to the South Downs Way and open countryside where many outdoor pursuits can be enjoyed. The Village has a thriving community hall with post office open once a week, Bury Primary and Dorset House schools, Charlie's Farm Shop and the Squire & Horse public house. The nearest station can be found in Pulborough a couple of miles to the north which has regular trains to London Victoria and London Bridge and the South Coast . The city of Chichester, about 12 miles away, provides an extensive array of shopping and leisure facilities including a marina and surrounding coastal areas for water based activities. The historic town of Arundel with the Castle and Cathedral has many events during the year.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

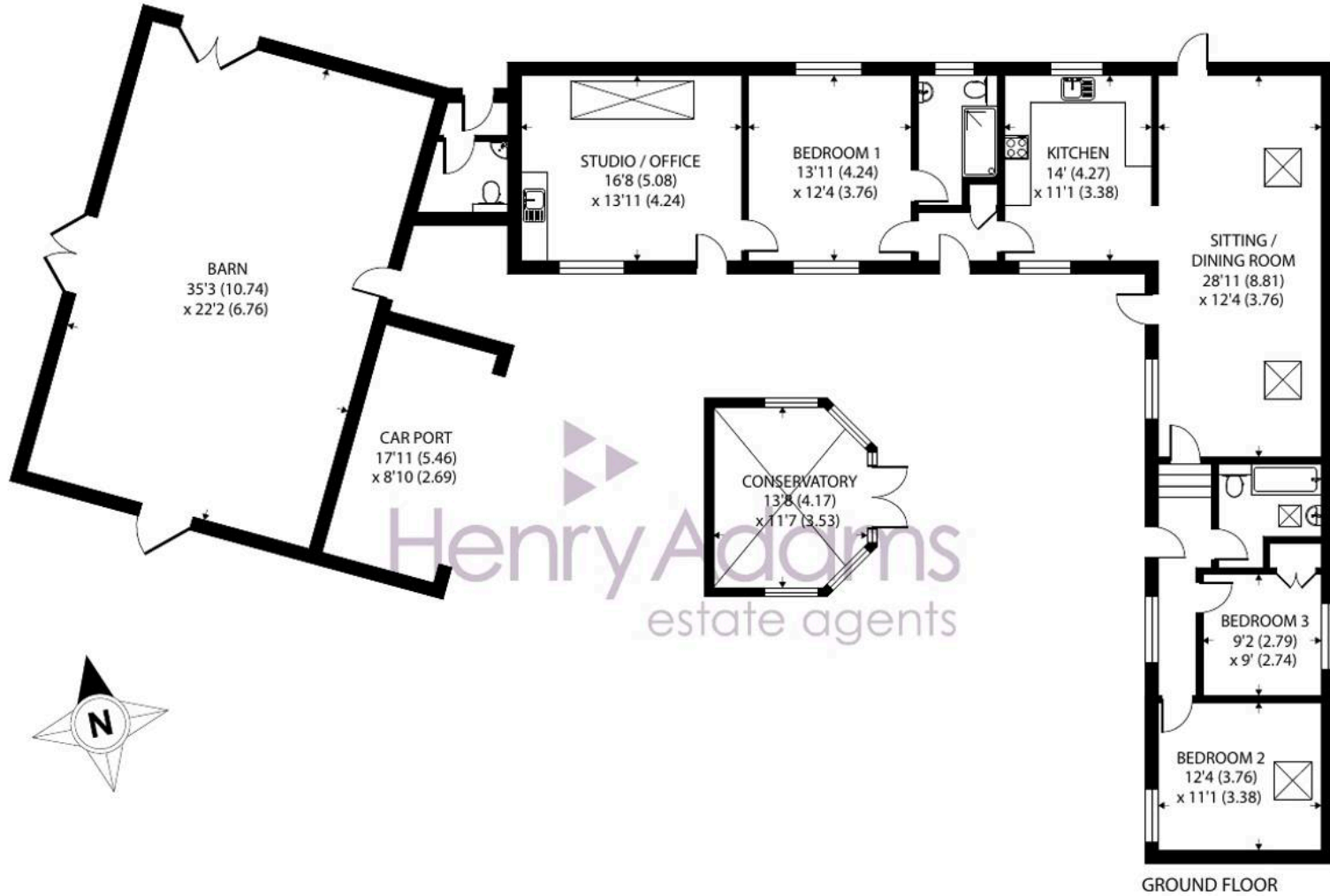
EPC Environmental Impact Rating: E











Henry Adams
estate agents

GROUND FLOOR

Approximate Area = 1395 sq ft / 129.6 sq m (excludes car port)
 Barn / Utility / Conservatory = 985 sq ft / 91.5 sq m
 Total = 2380 sq ft / 221.1 sq m

For identification only - Not to scale







Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.