



Newchapel, Surrey

Robert
Leech . 



Offered with no onward chain, this exceptional Grade II listed barn conversion in Lingfield combines a characterful main house with a fully self-contained two-bedroom annex, a versatile outbuilding with conversion potential, and extensive parking. Ideal for multi-generational living or those seeking additional income, The Byre offers flexible and well-balanced accommodation in a sought-after semi-rural location, perfectly blending historic charm with modern practicality.



No Onward Chain, Main House plus Self-Contained Annex, Outbuilding and Extensive Parking

No onward chain. A rare Grade II listed barn conversion dating back to circa 1390, offering a main house, fully self-contained annex, substantial outbuilding and extensive parking, set on the rural edge of Lingfield. The Byre is believed to be one of the oldest surviving residential structures in Surrey and provides exceptional versatility for multi-generational living, guest accommodation or income generation.

This characterful home offers a rare and versatile layout comprising a charming main residence, a fully self-contained two-bedroom annex, a substantial outbuilding with conversion potential, and generous parking for multiple vehicles, making it ideal for multi-generational living, guest accommodation, or those seeking additional income opportunities.

Main House Accommodation

The main house combines period charm with modern updates and offers flexible, well-proportioned living space.

The ground floor is centred around a recently installed contemporary kitchen featuring integrated appliances, ample storage, and French doors opening onto the terrace, perfect for indoor outdoor living. This flows seamlessly into a bright dining area, ideal for entertaining. A standout feature of the home is the dual-aspect sitting room, rich in character and centred around a striking inglenook fireplace with open hearth.

Also on the ground floor are two distinctive bedrooms, both full of character, one with a mezzanine level and the other with vaulted ceilings and exposed beams, served by a modern shower room.

A separate and versatile family room, with adjoining shower room and direct garden access, offers potential for use as an additional bedroom, guest suite, or independent living space. Additional practical spaces include a well-equipped laundry area and internal access to the garage.

First Floor

The principal suite occupies the upper level and provides a peaceful and private retreat, with triple-aspect views over the gardens and newly fitted carpets. A mezzanine level adds further flexibility for storage or relaxation.

An adjoining room, currently used as a home office, could serve equally well as a nursery, dressing room, or additional bedroom. The suite is completed by a well-appointed en-suite bathroom.

Self-Contained Annex

A key selling point of The Byre is the fully self-contained two-bedroom annex, which provides genuine independent living accommodation, making it ideally suited for extended family, older children, or live-in relatives, while also offering clear potential for rental income, whether as a long-term let or short-term holiday accommodation.

The annex comprises a spacious living room, separate kitchen or breakfast room, two double bedrooms, and a family bathroom, all arranged to function entirely independently from the main house.

Outbuilding and Garaging

Within the grounds sits an impressive detached outbuilding, formerly a piggy, with vaulted ceilings and significant potential for conversion into a studio, home office, or creative space, subject to permissions.

In addition, there is a substantial four-car garage, currently partly utilised as a home gym, offering further flexibility and storage.

Outside

The west-facing rear garden provides a peaceful and private setting, mainly laid to lawn with raised beds for gardening enthusiasts. Multiple patio areas and a low-maintenance artificial lawn create ideal spaces for outdoor dining and entertaining. To the front, a large gravel driveway provides off-street parking for several vehicles.



At a glance

- Stunning Barn Conversion Dating Back to 14th Century
- Detached 2 Bedroom Annex
- Newly Refitted Kitchen
- 4 Double Bedrooms in Main House
- Option For Downstairs Bedroom with Ensuite
- Beautiful Gardens with Additional Outhouse, Potential to Develop
- Double Garage
- Huge Master Suite
- No Onward Chain

Location

The Byre is situated on the edge of Lingfield, a picturesque village known for its historic charm, local shops, country pubs, and the renowned Lingfield Park Racecourse. The village also benefits from direct rail links to London Victoria and London Bridge, making it ideal for commuters.

Nearby East Grinstead offers a wider range of amenities, schools, and access to the Ashdown Forest, while the M25 and Gatwick Airport are both within easy

Intrigued?

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THE BYRE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2479 SQ FT - 230.29 SQ M

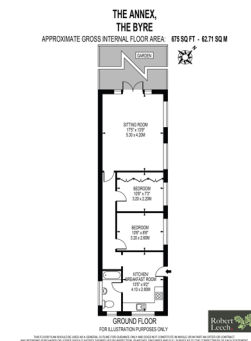
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 188 SQ FT - 17.46 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Robert Leech.

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