



Coophurst Barn

Coophurst Lane, Ewhurst, Cranleigh, Surrey, GU6 7SH

Batcheller
Monkhouse

Coophurst Barn

An attached period barn with approximately 12 acres of paddocks in the heart of the Surrey Hills. Planning permission granted to reconfigure the existing accommodation, creating an additional 4 bedrooms.

- Entrance Hall
- Sitting Room
- Cloakroom
- Utility Room
- Breakfast Room
- Bedroom
- Bathroom
- Mezzanine
- Shared Driveway
- Landscaped Gardens
- Rear Terrace



AMENITIES

Coophurst Barn is situated in an idyllic rural location approximately 1 mile from the centre of Ewhurst within an Area of Outstanding Natural Beauty in the Surrey Hills which offer exceptional walking and riding. The picturesque village of Ewhurst has a village shop, school, church and public house and nearby Cranleigh (2.5 miles) provides an array of shops and facilities including restaurants, cafes, public houses and a leisure centre. More extensive facilities can be found in Guildford (11.5 miles) which is a comprehensive retail and commercial centre with a mainline station providing a service to Waterloo in around 35 minutes. The mainline station at Ockley (3 miles) provides direct services to London Victoria in around 1 hour. There is an excellent selection of schools in the area with Cranleigh, Charterhouse, Guildford High School, The Royal Grammar School, Farlington and Duke of Kent amongst others.

DESCRIPTION

Coophurst Barn is an attractive and characterful period barn which features a wealth of exposed timbers, vaulted ceiling and galleried mezzanine. Adjacent to the barn an enclosed and glazed gallery with engineered oak flooring and large oak-framed windows provides a generous bedroom suite, cloakroom and breakfast room. Having undergone extensive refurbishment whilst in our client's ownership the property now offers modern accommodation with scope for further improvement.

Planning permission has been granted to create an additional 4 bedrooms within the existing accommodation.

Plans can be viewed via www.waverley.gov.uk/planning Application ref: WA/2018/1297.

OUTSIDE

The property is approached via a shared gravel driveway which leads to a parking area in front of the barn. The landscaped gardens surround the property and are mainly laid to lawn and interspersed with mature shrubs and hedging.





A terrace to the rear provides a pleasant spot to enjoy the far-reaching views over the property's paddocks and the surrounding countryside towards the Surrey Hills. Beyond the gardens the remainder of the land consists primarily of fenced paddocks and in all the gardens and land total approximately 12 acres.

DIRECTIONS: From Ewhurst take the the B2127 towards Ockley and Forest Green and continue for approximately 1.1miles before turning left into Coophurst Lane. The entrance to Coophurst Farm will be found after a short distance on the right hand side.

ADDITIONAL INFORMATION:

Local Authority: Waverley Borough Council. 01483 523333

Services: (not checked or tested): Mains water and electricity. Oil fired central heating (part under floor heating, part radiators), private drainage. Additional electricity and water connections have been provided in preparation for the property to be split.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

EPC: EPC Rating F

JM/pg/6.12.19



VIEWINGS

For an appointment to view please contact our Pulborough Office:

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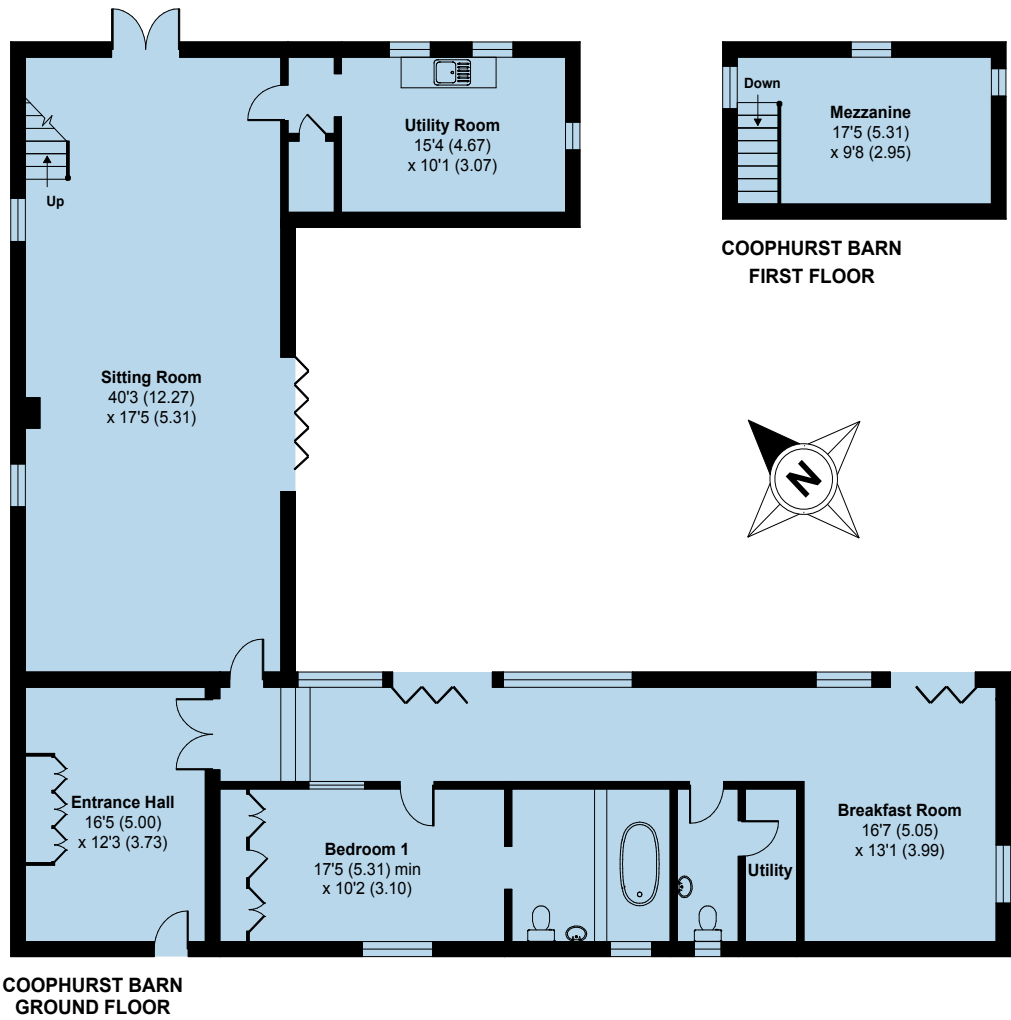
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COOPHURST BARN APPROX. GROSS INTERNAL FLOOR AREA 2207 SQ FT 205 SQ METRES



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