



Howfold Barn

Newpound Lane, Wisborough Green, West Sussex, RH14 0EG

Batcheller
Monkhouse

Howfold Barn

A superb opportunity to acquire a stand alone farm barn with approval to convert to a spacious detached 5 bedroom house with about 0.67 of an acre, situated on the outskirts of Wisborough Green village.

- Rural Location Adjoining Farmland
- Set Back from the Road
- A Former Agricultural Barn with Approval for Residential Use
- Gross Internal Area Approximately 298 sq.m. - 3,214 sq.ft. (not surveyed)
- To Provide Two Storey Accommodation
- 4 Reception Rooms Including Open Plan Living Space
- 5 Bedrooms Including Stunning First Floor Bedroom Suite
- Hardstanding to the Front and Land to the Rear
- In all approximately 0.67 of an Acre



AMENITIES

The barn lies on the rural outskirts of the popular village of Wisborough Green with an active local community and the green at its heart. There is a choice of three public houses, the nearest of which is the Bat and Ball just over a quarter of a mile away. In addition there is a highly regarded village school and shop. There are mainline railway services from Billingshurst and Horsham to London Victoria and from Haslemere to London Waterloo. Communications are good with both the A3 at Guildford and the A23 (approximately 15 miles away) linking into the M25 and the national motorway network. Gatwick Airport is about 26 miles away. There are excellent sporting and leisure amenities including polo at Cowdray Park, Hurtwood and Knepp Castle, and excellent golf courses nearby including the West Sussex Course at Pulborough and Cowdary Golf Club at Midhurst. The Goodwood Estate is famous for its horse racing and motoring events, including The Festival of Speed. Chichester on the south coast provides sailing and the famous Festival Theatre with additional theatres at Guildford and Brighton.

DESCRIPTION

The barn is off a country lane away from through traffic and lies on a stand alone site with double gates opening to a wide hardstanding area to the front with ample additional land to the rear. The barn will provide generous family accommodation over two floors and the estimated gross internal area is approximately 298 sq.m. - 3,214 sq.ft. (estimated and not surveyed). An entrance hall will open to an inner hall to what will become a stunning open plan living space including kitchen, dining and sitting areas. In addition there will be a conservatory, games/cinema room, study and cloakroom and a separate area with a larder wine store and utility room. There will be 4 ground floor bedrooms, 2 en-suites and 2 with a Jack and Jill bathroom. On the first floor will be an impressive main bedroom with en-suite bathroom and shower room. The total area will amount to approximately 0.67 of an acre, which adjoins farmland.

ADDITIONAL INFORMATION

Local Authority: Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY.
Telephone: 01243 785166 www.chichester.gov.uk





Planning: Prior approval for the change of use of the agricultural barn to a dwelling (use Class C3) was granted by Chichester District Council under application reference number 20/01036/PA3Q) on the 12th June 2020.

A set of the full plans and the decision notice is available via Chichester District Council www.chichester.gov.uk or from the selling agents, Batcheller Monkhouse.

Services (not checked or tested): Mains electricity is connected to the barn. Purchasers will be required to connect mains water and install a private drainage system.

Tenure and Possession: Freehold. Land Registry title number: WSX330699 (part).

DIRECTIONS

From the centre of Billingshurst take the A272 in a westerly direction towards Wisborough Green and Petworth. After approximately 2 miles, and immediately after crossing a narrow bridge, turn right signposted Loxwood. At the Bat and Ball Public House turn left, and after approximately a quarter of a mile turn right opposite Fishers Farm, signposted Howfold Farm. Follow the lane for just under 150 yards and the barn will be found on the right hand side.

RP/01/09/2020



VIEWINGS

For an appointment to view please contact our Pulborough Office:
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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

