The Old Stables, Blackmoor, Liss

Strutt & Parker

Land and property. Since 1885.

3,625 sq ft (337 sq m) | Freehold
3 reception rooms| 5 bedrooms
Approx. 1 acre | Stunning views

Guide price £1,795,000

A stunning conversion of former stables, creatively and sympathetically extended to provide a superb contemporary styled home with stunning far reaching views.

The Property

The Old Stables is a striking detached residence, skilfully converted from a former brick-built stable building into an elegant contemporary home. Set within beautifully maintained gardens and enjoying views across the surrounding South Downs countryside, the property offers five bedrooms and spacious, light-filled accommodation with understated styling and high-quality fittings throughout.

The ground floor has three welcoming reception rooms, including the generous dual-aspect sitting room with flagstone flooring, fireplace with log burning stove and bi-fold doors opening onto the gardens. The study has bespoke Neville Johnson built-in storage and desk and the formal dining room features wooden flooring and a galleried landing above, enhancing the sense of space and light. At the heart of the home is the impressive 30ft kitchen/breakfast room, incorporating a sitting and dining area with fireplace and woodburning stove. The well-equipped kitchen boasts bespoke shaker-style cabinetry from Farnham Kitchens, a central island, integrated appliances, stylish Quartz worktops and an Aga, while bi-fold doors open onto a beautiful covered outdoor dining terrace.

One bedroom is located on the ground floor and could be used as a snug or playroom. Upstairs there are four further bedrooms including the luxurious principal suite with vaulted ceiling, full height gable end window, balcony overlooking the gardens and countryside beyond, dressing room and en suite bathroom with freestanding bath and walk-in shower. The remaining bedrooms all benefit from built-in storage and are served by a family shower room.

Outside

Approached via electric wrought iron gates, a gravel drive leads to the detached car barn, with useful additional store rooms, and provides ample parking. The beautiful gardens are mainly laid to lawn, interspersed with ornamental planting. Paved and decked terracing provide the perfect locations for outside entertaining or simply relaxing and enjoying the stunning views, peace and tranquillity

Location

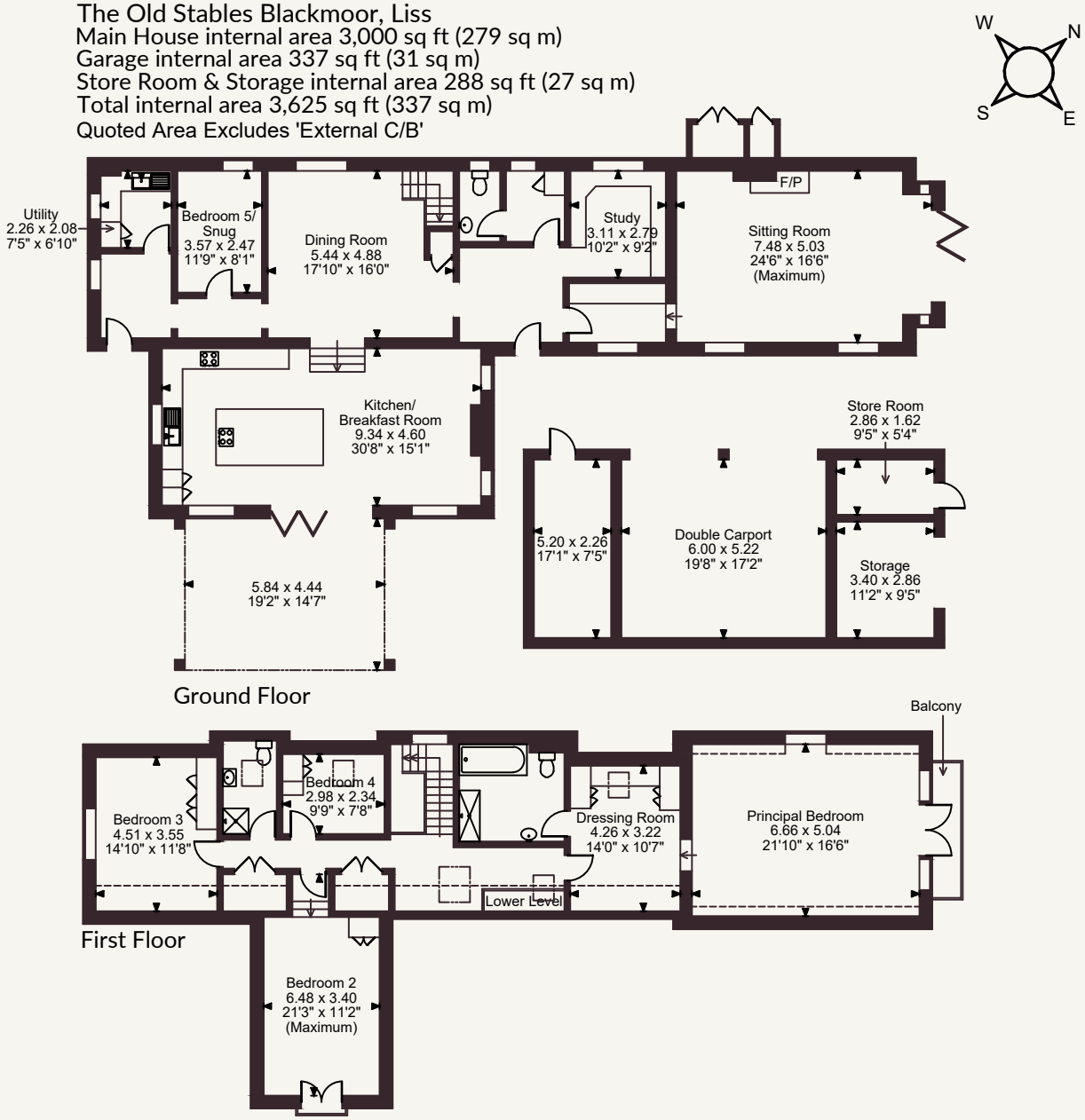
The Old Stables is situated in the peaceful hamlet of Blackmoor, surrounded by beautiful South Downs Countryside, with the well thought of Hawkley Inn nearby, along with the village of Selborne for everyday amenities. Petersfield is about 8 miles distant, providing high street shops, cafes, restaurants, supermarkets, leisure facilities and primary and secondary schools as well as a main line station with services to London and the coast. The area is well connected by road, with easy access to the A3. There is a good selection of schools in the area including, Churchers, Bedales, Highfield & Brookham and Amesbury, Sporting facilities include golf at Liphook and Cowdray, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. There are theatres at Guildford and Chichester.

Postcode region: GU33

General

Local Authority: East Hampshire
Services: Mains electricity and water. Ground source heat pump for central heating & LPG for Aga. Private drainage which we believe complies with current regulations.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

The Old Stables Blackmoor, Liss
Main House internal area 3,000 sq ft (279 sq m)
Garage internal area 337 sq ft (31 sq m)
Store Room & Storage internal area 288 sq ft (27 sq m)
Total internal area 3,625 sq ft (337 sq m)
Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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