

Woodbarn Farm,
Shermanbury, West Sussex



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A beautifully designed and finished 5 bed barn conversion in an attractive and rural setting, with a linked self contained annexe.

Woodbarn Farm has been imaginatively designed to provide a stunning courtyard-style barn conversion and family home, with flexible and versatile accommodation. Features of note include bespoke joinery and exposed timbers throughout with original oak beams skilfully married by local craftsman to new oak timbers, flagstone flooring to the ground floor with underfloor heating; and vaulted ceilings.

At the heart of the home is the double-aspect open plan kitchen/dining/living area boasting Fired Earth oak freestanding kitchen furniture, an electric Aga, a fine fireplace with Horsham stone hearth with wood burning stove and exposed full height brick chimney stack and access to both the rear garden and the front courtyard. This area leads onto the double-aspect sitting/games room with log burning stove.

An oak staircase leads to the mezzanine area on the first floor, which is currently used as a study. Also on the first floor is the master bedroom with en-suite, boasting beautiful copper bath and separate large shower, a walk-in wardrobe and views over the neighbouring fields. Bedroom 2 also features an en-suite bathroom with underfloor heating.

From the kitchen/dining area you can also access the boot room, utility room, 3 further double bedrooms, one with exposed oak vaulted ceiling and a family bathroom.

From the main family accommodation, a door opens into a glazed link giving access to a former cow byre which has been immaculately converted to create an adaptable annexe. This area includes a kitchen/sitting room, double bedrooms, a modern family bathroom and a utility room or further bedroom.



4,179 sq ft (388 sq m) Freehold
Main barn | 5 bedrooms
4 bathrooms
2 Reception rooms
Self-contained annexe
Bedroom | Bathroom | Utility
Kitchen/sitting room
Exceptionally well presented

Guide price £1,500,000

To the front of the property is a gravel courtyard with ample parking for a number of cars. The south-facing rear garden is laid mainly to lawn with an Indian Sandstone patio area and views over the neighbouring field.

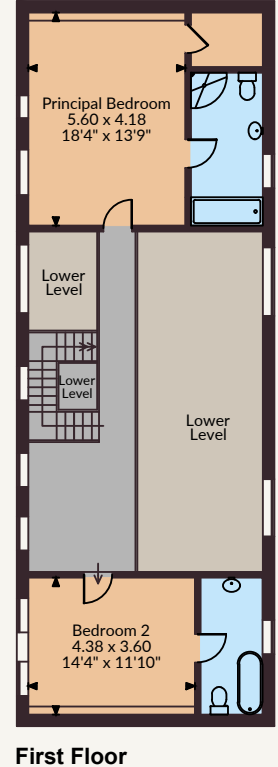
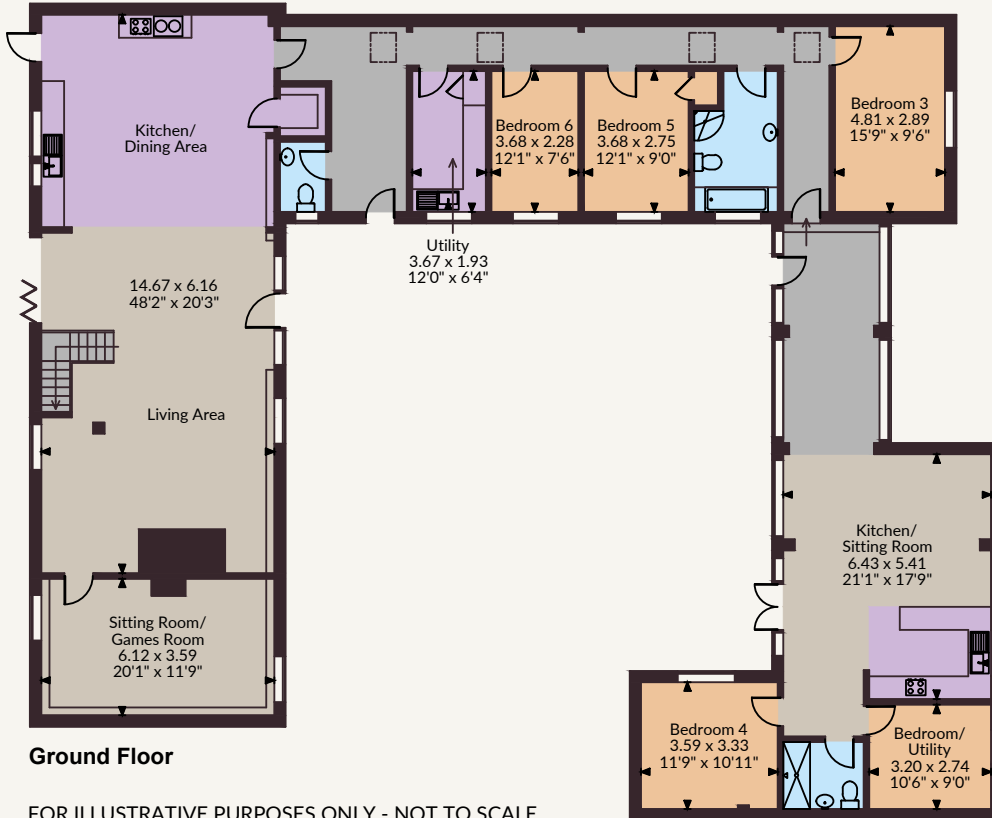
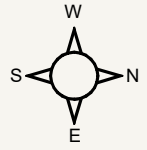
Location
Woodbarn Farm is located in a beautiful rural location, and yet only approximately 2.7 miles from the thriving village of Henfield with its assortment of independent shops, supermarket, public houses and restaurants. For more comprehensive amenities Brighton and Horsham are within easy reach by road. For rail links, Haywards Heath station provides a regular service to London Victoria (approximately 44 minutes) and London Bridge (approximately 42 minutes).

There are a number of highly regarded schools in the area, notably Hurstpierpoint College, Burgess Hill School for Girls, Windlesham House and Brighton College. Additionally there are excellent sporting and recreational facilities including golf at Mannings Heath and racing at Goodwood and Fontwell. The nearby South Downs National Park provides many miles of beautiful walks and bridle paths.

Postcode region: RH13

General
Local Authority: Horsham District Council 01403 215100
Services: Mains electricity and water. LPG gas, oil and private drainage (we understand it is compliant with current regulations)
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Woodbarn Farm Ewhurst Manor, Shermanbury, West Sussex
Internal area 4,179 sq ft (388 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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