



The Barn

Warringcamp, Arundel, West Sussex



BNP PARIBAS GROUP

A charming Grade II listed cottage with a wealth of character features, in a picturesque rural position with stunning views

A delightful thatched period property with a wealth of character details, set in a rural position with magnificent views towards Arundel Castle. The partially modernised property features attractive cobbled elevations and exposed timber beams, with significant potential for further renovation



**2/3
RECEPTION
ROOMS**



**2/3
BEDROOMS**



1 BATHROOM



OUTSIDE



GARDEN



FREEHOLD



RURAL



1,492 SQ FT



£675,000



The property

The Barn is a beautifully converted Grade II listed property that retains a wealth of period features. Believed to date back to the 17th century with later 19th-century additions, the property showcases traditional cobbled and timber-framed construction under a characterful thatched roof.

The main reception room is the spacious living room, with impressive double-height ceiling and exposed timber eaves. The room has been sympathetically renovated and modernised, and features a brick-built fireplace fitted with a logburner, wooden flooring, built-in shelving and panoramic windows affording stunning views across the garden and beyond, all the way to Arundel Castle. The ground floor also includes a dining room with double-height ceiling and exposed timber beams. A further ground floor room would work well as a study or a third bedroom. There is also a 22ft kitchen and breakfast room with wooden fitted units to base and wall level, as well as space for all the necessary appliances and a dining table.

The family bathroom can be found on the ground floor, and includes a bathtub, an over-bath electric shower and a separate WC. Upstairs there are two double bedrooms of similar proportions, both of which have built-in storage. Both bedrooms have southeast-facing dormer windows, while one has a dual aspect. These rooms require refurbishment and updating.

Outside

The main entrance for vehicles is a five-bar wooden gate, which opens onto a gravel driveway at the rear of the cottage with parking for up to two vehicles. There are beautiful gardens to the side and front of the house, providing plenty of space in which to sit and enjoy the peaceful rural setting and the sweeping views towards Arundel. The garden includes a patio area to the side with an ornamental pond, a greenhouse and a wealth of established shrubs and mature fruit trees. At the front, the garden is southeast-facing, welcoming plenty of sunlight, and includes an area of lawn with border beds bursting with colour and life.



Location

The property is situated in the tiny village of Warningcamp, in a stunning rural location beside the River Arun and surrounded by the South Downs National Park.

It sits just over a mile from the historic market town of Arundel, famous for its magnificent castle, which is in a commanding, elevated position overlooking the town centre, Arundel has plenty of local amenities and facilities, including a good selection of shops and supermarkets, restaurants and cafés.

Sailing and water sports enthusiasts are within reach of the River Arun and the many centres and beaches around Chichester Harbour and The Solent.

Arundel is well positioned to reach the large towns and cities nearby, including the Cathedral City of Chichester which provides extensive leisure and retail facilities, together with the acclaimed Festival Theatre, art galleries, restaurants, cafés and bars. The Goodwood Estate to the north of Chichester hosts

horse and motor racing events including the Festival of Speed and Revival meeting. There is also a country club, golf and a small airfield. The stunning countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and cycling. .

There are several good schools in the town, while the reputable independent Slindon College is just a few miles away. Arundel is well positioned to reach the large towns and cities nearby, including Worthing and Brighton, all via the A27, while the town's mainline station offers services to London Victoria (1 hour 25 minutes).



Distances

- Arundel 1.5 miles
- Littlehampton 4.0 miles
- Worthing 10 miles
- Chichester 12 miles

Nearby Stations

Amberley Station
Arundel Station
Ford Station

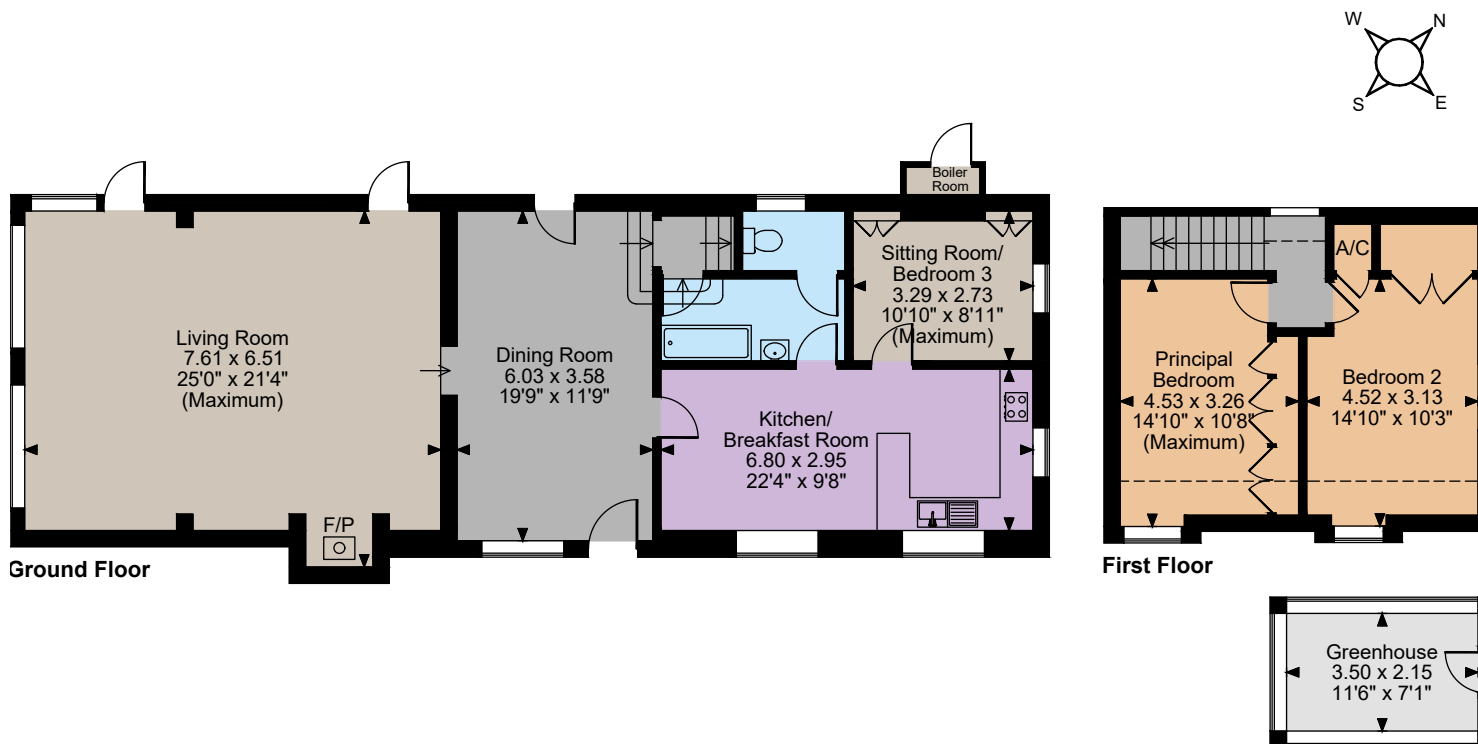
Key Locations

- Arundel Castle
- Amberley Museum
- Parham House & Gardens
- Weald & Downland Living Museum
- Bignor Roman Villa
- Tangmerre Military Aviation Museum
- Goodwood House
- Fishbourne Roman Palace
- Petworth House & Park
- Chichester Cathedral

Nearby Schools

- St Philip Howard Catholic School
- Dorset House School
- Great Ballard School
- Slindon College
- Westbourne House School
- Oakwood School





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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,492 sq ft (139 sq m)

Greenhouse internal area 81 sq ft (8 sq m)

Total internal area 1,573 sq ft (146 sq m)

For identification purposes only.

Directions

BN18 9QU

what3words: ///ballparks.object.widget - brings you to the property

General

Local Authority: Arun District Council

Services: Mains electricity, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

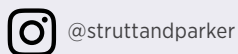
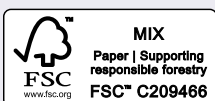
EPC Rating: F

Chichester

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