



Walberton Barn

Yapton Lane, Walberton

A charming historic barn and stables with planning permission for a stunning four-bedroom barn conversion

A substantial detached barn and stables complex, set in a peaceful rural position just outside the sought-after village of Walberton and surrounded by beautiful countryside. Constructed in brick with stunning exposed timber framing inside, the historic structure has planning permission to create a beautiful four-bedroom barn conversion home.

**4/5 RECEPTION ROOMS**

**4 BEDROOMS**

**4 BATHROOMS**

**GARAGE & OUTBUILDING**

**GARDENS**

**FREEHOLD**

**RURAL/ VILLAGE**

**TBC RE PLANNING**

**GUIDE PRICE £800,000**

The property

Walberton Barn is a substantial red-brick barn and stables, offering the potential for conversion into a handsome and characterful family home. With planning permission in place (Arun District Council ref. WA/95/24/PL, granted 14/1/25) to convert the structure into a four-bedroom dwelling, the proposals include a three-bedroom main house with a self-contained one-bedroom ancillary annexe, which could provide valuable additional accommodation for family members or lodgers.

The current structure features the large barn with its sweeping roof and heavy internal timber framing, which is proposed to house a welcoming reception hall at its centre, with glazed doors and sidelights providing a light, airy feel to the entrance. There will be two large reception rooms to either side – a generous sitting room and an open-plan kitchen, family room and dining area. Both rooms will feature windows to the courtyard at the front, and onto the west-facing garden at the rear. Located in the current stables complex which is also of brick construction

with internal timber framing, there will be one ground-floor double bedroom en suite, as well as a utility room, a boot room, a gym and an office for home working. At the end of the current stables block there will also be the separate annexe with its living area and one double bedroom en suite. Upstairs there is a proposed galleried central landing, bringing light to the reception hall below. Off the landing there will be two generous, luxury double bedrooms among the timber eaves, with skylights affording views across the surrounding countryside. Both bedrooms will feature their own dressing rooms and en suite bathrooms.

Outside

The barn is situated on a peaceful lane, which is shared with the farmhouse. The lane leads to the courtyard around which the barn and stables is centred, providing plenty of parking. The courtyard is the site of a proposed double garage, cycle store and garden store while the plans describe raised planters surrounding a patio area at the front. There is an option to rent or purchase separate paddock land to the east available by separate negotiation.



Location

The property is situated in a stunning rural location just outside the village of Walberton, close to the beautiful West Sussex coastline, the downs, Chichester and Arundel. Walberton provides various everyday amenities, including a local shop, a pub, a village hall and a primary school, with neighbouring Yapton and Barnham providing additional facilities. Arundel is just four miles away. Famous for its magnificent castle, which sits in a commanding, elevated position overlooking the town centre, the town has plenty of local amenities and facilities, including a good selection of shops and supermarkets, restaurants and cafés. There are several good schools in Arundel, while the outstanding-rated St Philip Howard Catholic School is in Barnham, and the reputable independent Slindon College is also within easy reach. The property is also well positioned to reach the large towns and cities nearby, including Chichester and Worthing, all via the A27, while the Arundel's mainline station offers services to London Victoria (1 hour 25 minutes).

Distances

- Arundel 4.3 miles
- Chichester 9 miles
- Worthing 13 miles

Nearby Stations

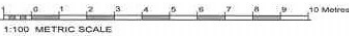
- Barnham
- Arundel

Key Locations

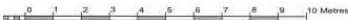
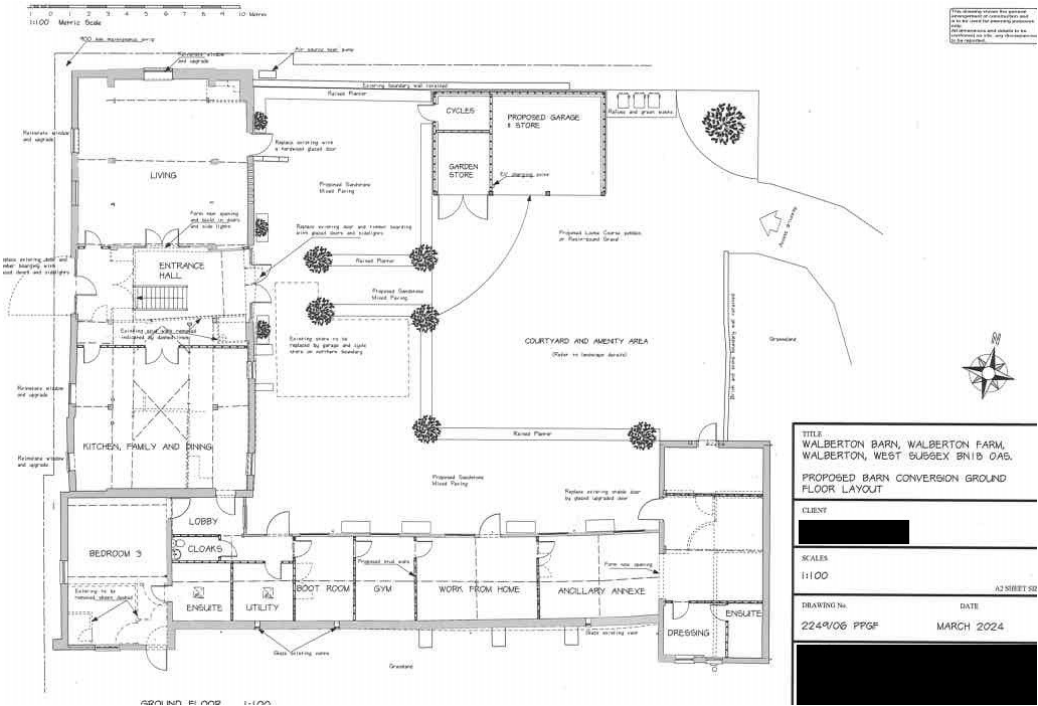
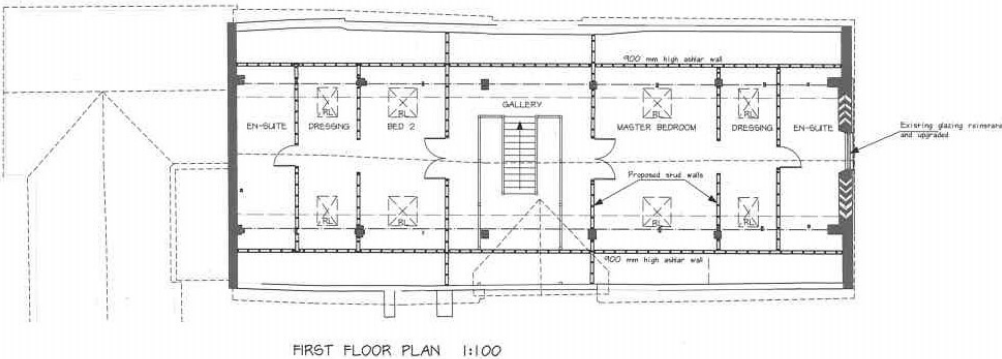
- Arundel Castle and Gardens
- South Downs National Park
- Chichester Festival Theatre & Cathedral
- Pallant House Gallery

Nearby Schools

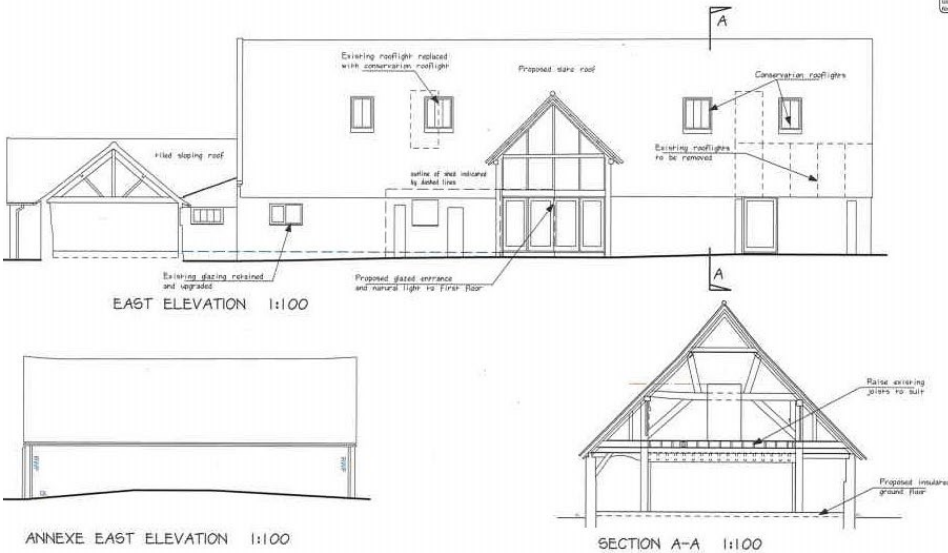
- St Philip Howard Catholic
- Slindon College
- Lancing College Preparatory School
- Arundel Cof E Primary School
- Westbourne House
- The Prebendal School



This drawing shows the general arrangement of construction to be used for planning purposes. All dimensions and details to be confirmed on site, any omissions to be reported.

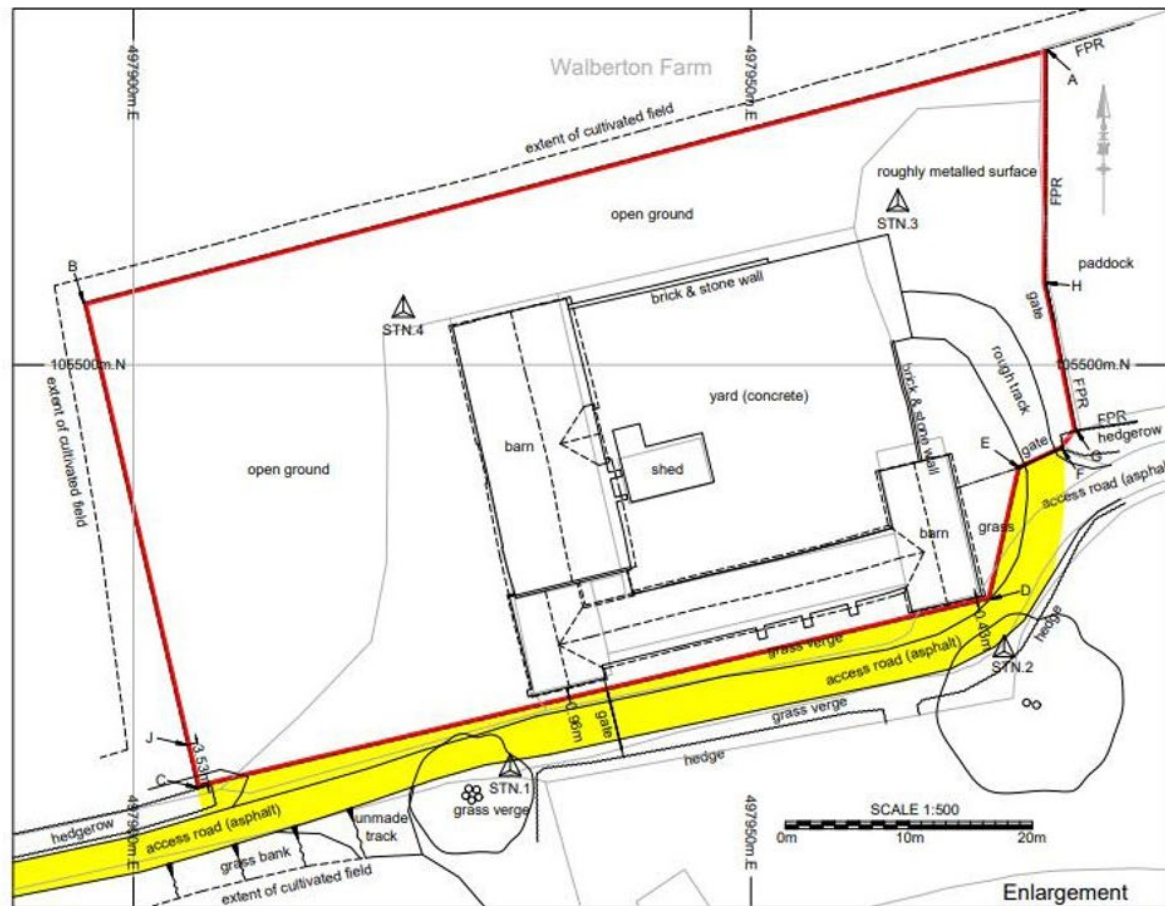


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	WALBERTON BARN, WALBERTON FARM, YAPTON LANE, WALBERTON. BN18 0AS	DRAWING NUMBER 2249-07 PPF
		DATE MARCH 2024
	PROPOSED FIRST FLOOR LAYOUT	

	WALBERTON BARN, WALBERTON FARM, YAPTON LANE, WALBERTON. BN18 0AS	DRAWING NUMBER
		2249/09 PEE
		DATE
		MARCH 2024
PROPOSED EAST ELEVATIONS		



Floorplans

Gross internal floor areas

Shed to be demolished 317 sq ft (29.5 sm)

Proposed garage 501 sq ft (46.6 sm)

Ground Floor 4,504 sq ft (418.5 sm)

First floor over 1500 mm 1,177 sq ft (109.4 sm)

First floor between ashlar walls 1,543 sq ft (143.4 sm)

For identification purposes only.

Directions

BN18 0AS

what3words: ///recur.vented.term - brings you to the property

General

Local Authority: Arun District Council

Services: Mains electricity, other services to be connected

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

Council Tax: to be confirmed after development

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

EPC Rating: n/a

Tenure: Freehold

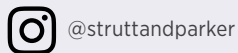
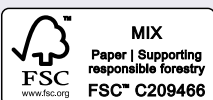
Chichester

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