



Osborn
Frankling

Pad Farm House, Coombes Road, West Sussex BN15 0RJ

Offers In Excess of: £1,100,000 (Freehold)

Barn Conversion

Link-Detached | Four Double Bedroom

Substantial Office Suites | En-suites to Main & Second Bedrooms

Games Room | Gas Fired Central Heating | South Facing Garden

Heated Swimming Pool | Carport | Front and Rear Driveways

Total Floor Area: Sq.M / Sq.Ft

Beautiful, full of charm and character, link-detached barn conversion, converted in the 1970s with parts of the main barn thought to date back to the Tudors.

Approached via an archway leading up to a shingle laid Courtyard with parking for multiple vehicles, which is embraced to the South and East by:

Office Suites: Vaulted ceiling with Velux windows. Large main reception area, with space for at least two desks. There are two further office rooms, both with internet access and electric heating. Double-glazed doors and windows. Separate WC with wash hand basin and kitchenette (could be converted to alternative accommodation – subject to planning consents).

Separate Office: Two double-glazed doors leading to two separate/adjoining office spaces. Vaulted ceilings with loft space and Velux windows. Electric heating.





Accommodation Comprises: Double-glazed timber front door.

Entrance Hall: Radiator. Full-length double-glazed window. Three Arrowslit windows set in a curved wall. Exposed timber floor.

Cloakroom: Pedestal wash hand basin. Low level W.C. Double-glazed window to front.

Drawing & Dining Room: Arranged over two levels this beautiful room is full of character, with vaulted ceiling and flint, chalk and brick exposed walls. Two radiators on each level. TV point. Two double-glazed patio doors, one leading to the enclosed barn garden and the second leading to the rear garden and patio. Bespoke fitted bookcase and dresser. Feature sunken fire pit with copper hood. There is a mezzanine level which is accessed via a spiral staircase which leads to the second bedroom.

Barn Garden: Landscaped and mainly laid to lawn, with pond and small patio area. Enclosed with hedging.

Mezzanine Bedroom 2: Two built-in bespoke wardrobes. Two radiators. Double-glazed window to front. Door to:

En-suite to Bedroom 2: Wash hand basin set in a table unit. Low level W.C. Shower enclosure, with electric shower. Tiled walls. Radiator.

Kitchen Breakfast Room: Comprising a range of bespoke wall and base units, with solid oak work surfaces with serving bars. Eye-level electric double oven and second freestanding electric oven, with five gas burners over. One and a half ceramic sink and drainer unit, with mixer taps. Space for dishwasher, fridge and microwave. Tiled walls and floor to the kitchen area. Parquet flooring to breakfast area. TV point. Radiator. Patio doors to the courtyard garden and pool area. Timber door to rear garden.

Utility Room: Comprising a base and wall unit with oak work surfaces. Wall mounted boiler. Space for washing machine and tumble dryer. Butler sink with mixer taps. Small window to rear.

Hallway: Exposed timber floor. Elevated windows to rear. Radiator. Provides access to:

Family Bathroom: Pedestal wash hand basin. Low level W.C. Panelled bath with rain shower head over. Double glazed window. Tiled walls. Radiator.

Bedroom 3: Double-glazed window overlooking the courtyard garden and pool area. TV point. Radiator. Door to:

Dressing Room with patio doors leading to the courtyard garden and pool area. Radiator.



Bedroom 4 (currently used as a sewing room): Double-glazed window overlooking courtyard garden and pool area. Radiator.

Main Bedroom: Arranged over two levels. Five built-in bespoke wardrobes. Patio doors leading to courtyard garden and pool area. Two radiators. TV point. Secret door to games room. Door to:

En-suite to Main Bedroom: Wash hand basin set in a vanity unit. Low level W.C. Shower enclosure. Panelled bath. Double glazed window. Tiled walls and floor. Underfloor heating, heated towel rail and radiator.

Games Room: Three-quarter size snooker table. Double patio doors leading to the courtyard garden and pool area. Vaulted ceiling with loft space. Freestanding bar area. Doors to:

Sauna and Shower Room with electric shower. Walk-in Storage cupboard.

OUTSIDE:

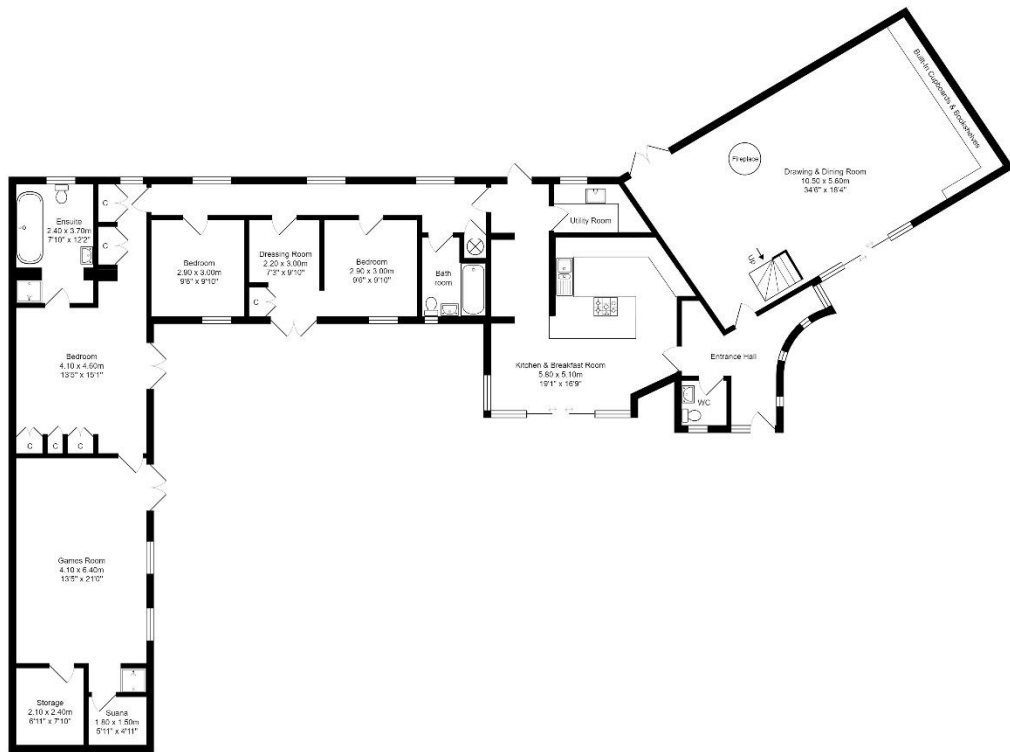
Courtyard Garden: Fully enclosed with raised beds, beautiful wisteria, mature plants and shrubs. Large sandstone patio and two decked areas surrounding the **Heated Swimming Pool**. Greenhouse, brick-built store and pump house. Double gates leading to the front Courtyard/driveway.

Rear Garden: Laid to sandstone patio stones. Shingle area with raised vegetable beds. Log store.

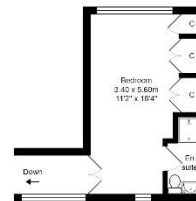
Rear Driveway: Accessed via Lancing College driveway. Shingle driveway to carport with power and lighting.

Council Tax Band F



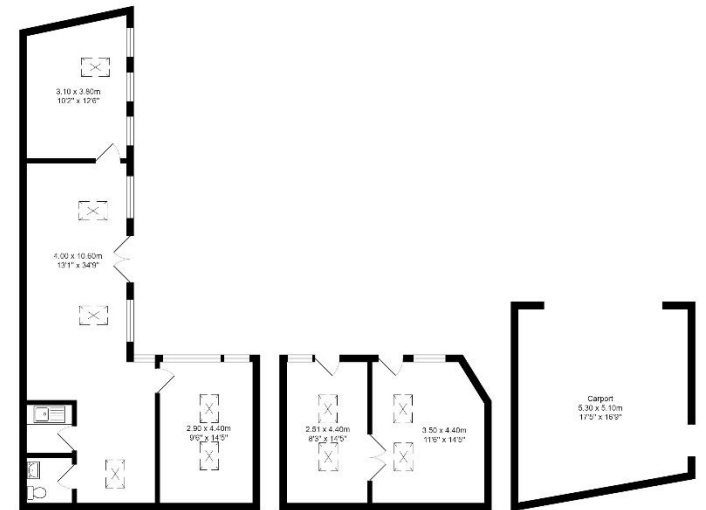


Ground Floor
Area: 225.1 m² ... 2401 ft²



First Floor
Area: 21.8 m² ... 234 ft²

Pid Farm House, Coombes Road, Lansing DN10 0RL
Total Area: 364.6 m² ... 3924 ft²
All measurements are approximate and for display purposes only.




Office
Area: 63.7 m² ... 685 ft²

Office
Area: 26.6 m² ... 286 ft²

Carport
Area: 20.4 m² ... 217 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing: Strictly Through Osborn Frankling

Please call 01903 814888 for further information or to arrange a viewing.

N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.

Osborn Frankling Estate Agents

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