



**Partridge Lane, Newdigate, RH5 5BU**  
Guide Price £575,000 Freehold



## Partridge Lane, Newdigate

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- 16th Century Oak Framed Crown Barn
- Super Fast Broadband Installed
- Private Lane Leading to Secure Plot with High Level of Privacy
- Private Electric Gated Access with Intercom and CCTV
- Rare Opportunity to Restore a Historic Home

Escape to the Surrey countryside for your very own grand design. Planning permission granted to convert this enchanting Grade II listed Oak framed Crown Barn set within quarter of an acre in a private lane with gated access, formerly part of a Dairy Farm.

Conveniently located with easy access to the M25, Gatwick, London and Brighton.

Have you ever dreamt of creating and designing your own home within a beautiful rural spot in the Surrey countryside to your own specification?

This may be your once in a lifetime opportunity as this rare and stunning Oak Framed Crown Barn already has full planning permission granted to convert into a wonderful forever home.

A majestic and rustic piece of English historical architecture from King Henry's reign of England, built circa 1517.



Nestled on approximately a quarter of an acre, our client has already made mass improvements, investment and progress on the project, preparing the barn and its land for its next and exciting chapter.

Drive a short way up the private lane to be greeted by Butterfly Barn in all its old English charm with stunning post and rail fencing lined with English laurels, barn gates, old rose bushes and an abundance of parking to the front. Drive a little further past the barn to find a stunning handmade private electric gated entrance with video intercom and CCTV.

Inside the rear grounds you will find further convenient and secure parking, gravelled/grassed land with well kept manicured garden. Featuring a stunning Old Oak Tree and Willow Tree majestically positioned over the countryside pond.

The barn itself is a rare Oak framed Crown barn, we have been informed by Oak Framing specialists that there are only 45 left in England.

Built circa 1517 the property was named Ivy House Barn being the first building constructed as part of Ivy House Farm an old Dairy Farm.

Uniquely a three bay barn later extended to a five bay barn with upper mezzanine level and lower rooms.

These barns are known for their height and exposed beams which are the key feature and talking point once restored.

The neighbouring Grade II listed farmhouse is a delight, alongside neighbouring stables and sand school, fields and other restored barns, you do feel part of a very special location and community.

This plot benefits from so much privacy yet you do not feel isolated due to the cluster of neighbours sharing the private lane.

The current planning is listed planning consent to turn this into a residential family home of nearly 2000 sqft

including a double garage and double car port, enjoying a sunny aspect with gardens surrounding the property to three sides and plenty of parking.

#### Setting

This idyllic setting gives the feel of taking a trip back in time, situated in a pleasant unspoilt rural district on the Surrey and Sussex border.

Located to the South East of Partridge Lane with the site being designated as countryside and not within green belt, brown belt nor conservation.

#### Services

The Barn has mains water supply and electric

All utilities needed for the barn conversion are on site and readily available to connect for the barn when required.



Planning permission granted under Mole Valley local authority under planning reference numbers

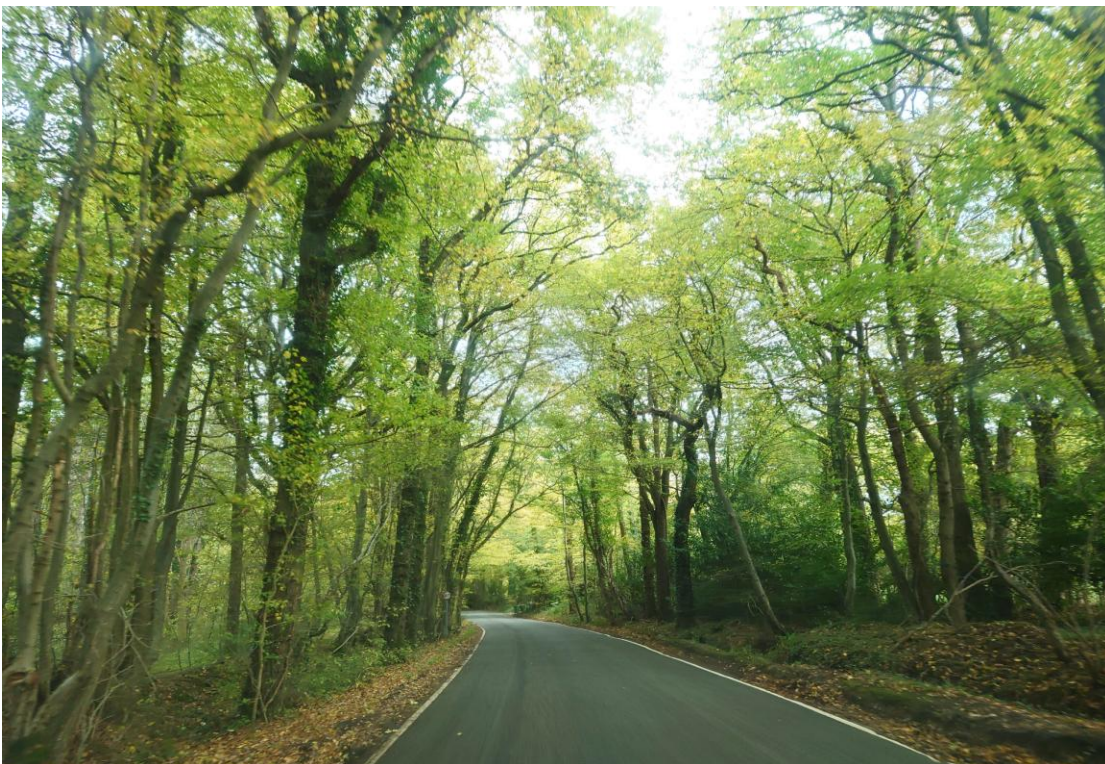
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Further potential - there are a number of options to consider with this plot as we believe there is potential to enhance the layout further and increase the internal living space subject to planning consents, please ask for details.

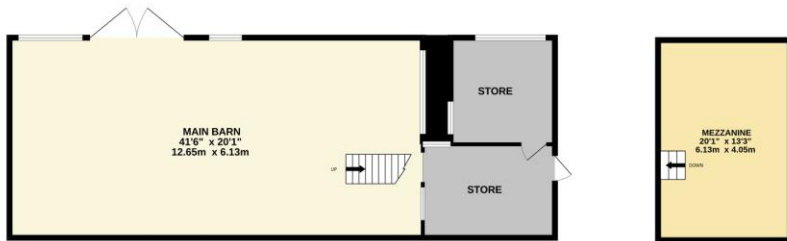
Marketed via owners agents

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CURRENT FLOORPLAN



TOTAL FLOOR AREA - 1340 sq.ft. (124.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
 1851 sq.ft. (172.0 sq.m.) approx.

PROPOSED FLOORPLAN

1ST FLOOR  
 189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA - 1851 sq.ft. (172.0 sq.m.) approx.  
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