



## The Cow Byre

MILL LANE | HAWKLEY | HAMPSHIRE | GU33 6NU

Wilson | Hill

**Lot 1** – 3 Bedrooms | 2 Bathrooms | Vaulted Sitting/Dining Room | Study/Bedroom 3 | Kitchen/Breakfast Room | Conservatory | Mezzanine Area | Wine Store | Workshop  
Weavers Barn Outbuilding with Scope for Conversion Subject to Planning | Walled Garden | Outer Garden | Hanger Woodland and Small Paddock just under 3 acres (1.21ha)

**Lot 2** – (Adjoining Lot 1) Lower Paddocks, Wooded Copse and River Frontage about 10 Acres (4ha)

**Lot 3** – Lambing Field and Wood – Separately approached off Mill Lane just under 5 acres (2 ha)

In all about 18 acres (7.28ha) and Within the South Downs National Park

Petersfield 7.5 miles, Liss 3.6 miles, Alton 7.7 miles, Alresford 12.7 miles, Liphook 8.3 miles, Guildford 25 miles, Winchester 19.6 miles, London 55.8 miles, A3 3.6 miles

Main line station with train services to London Waterloo at Petersfield and local station at Liss



### **| The Property**

The Cow Byre was built in the 1880's as the dairy to Hawkley Hurst, indicated by the old form of firing bricks around a fire. Our client converted the main barn to provide a versatile home which cleverly combines vaulted open plan living space with 2 bedrooms and two bathrooms on one level and a lower study floor which provides a spare bedroom 3 with outside entrance. There are two large unconverted former brick barns which provide extensive storage and workshop space and have scope subject to planning for conversion to ancillary accommodation, home working or studio space. Balanced outside by a lovely walled garden, outer garden small orchard area and paddock. The Wooded hanger behind is owned and runs alongside the drive. It forms part of a small rural community with three neighbouring properties in an idyllic secluded rural setting approached up a long private drive with shared right of way and responsibility for maintenance.



Our client has farmed sheep for over 30 years and acquired adjoining land and a nearby paddock which provides a unique opportunity to own about 18 acres (7.28ha) straddling the upper reaches of the River Rother, in total as a whole but also in lots. The land has been managed as a constituent part of the Selborne Land Partnership for nearly 10 years, a 14,000ha farming initiative to conserve wildlife on a landscape basis, and subsequently contains many interesting species of fauna and flora.

### | Location

Hawley is one of Hampshire's most unspoilt quintessential villages, where time has almost passed by, but the village is far from a 'time warp' with an active community, wonderful local walks and miles of single track country lanes to explore, set amongst beautiful undulating countryside including the Ashford Hangers Nature Reserve nearby. The Cow Byre is located between Hawley and Empshott villages set amongst the ancient wooded hangers with their hidden valleys and miles of winding lanes. Village amenities include the well regarded Hawkley Inn, church, village hall (with Montessori school), cricket ground with play area and tennis court. Petersfield with its comprehensive range of facilities including Waitrose and main line station is an easy drive or a more local station at Liss for commuting. Alton is also within easy reach.



The A3 with trunk road connections is within 5 minutes' drive meaning the larger centres of Guildford, Portsmouth (with ferry services) and Winchester via A31/A272 are within reasonable driving distance, as are the creeks and inlets of the South Coast. There are well regarded state and private schools in the region.

Hawley and Empshott form part of an ancient landscape virtually unaltered over the centuries and now in the heart of the South Downs National Park. The steep sided wooded hillsides are known as the 'hangers' and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species.

### | Outside

A long private drive sweeps off Mill Lane providing a shared approach with neighbours.

A private drive swings through a gate into an area of garden behind the house with parking space and access to the other outbuildings which provide a walled garden area with vegetable plots and a sheltered sun trap. In addition there is a small orchard area and paddock across the drive. In all just under 3 acres (1.21ha).

### Agents Note:

- We understand there are shared rights of access over the driveway (4 houses) so subject to a ¼ liability share of the maintenance.
- 18 Solar panels – privately owned at nearly 4kW capacity with an annual income of over £1,000pa exported to the National Grid.
- There are also various covenants which the seller's solicitors can provide more information at the pre-contract enquiry stage.
- The Water is understood to be mains water supplied via a private reservoir and pipe network managed by The Hawkley Hurst Residents Company and the cost is shared between the residents on the network. Current charge for 2022/3 £442.71.
- A public footpath crosses part of Lot 2 from Mill Lane and extends along the Southern boundary and exits East into neighbouring land. No public footpaths extend across Lots 1 or 3.



## Directions to GU33 6NU

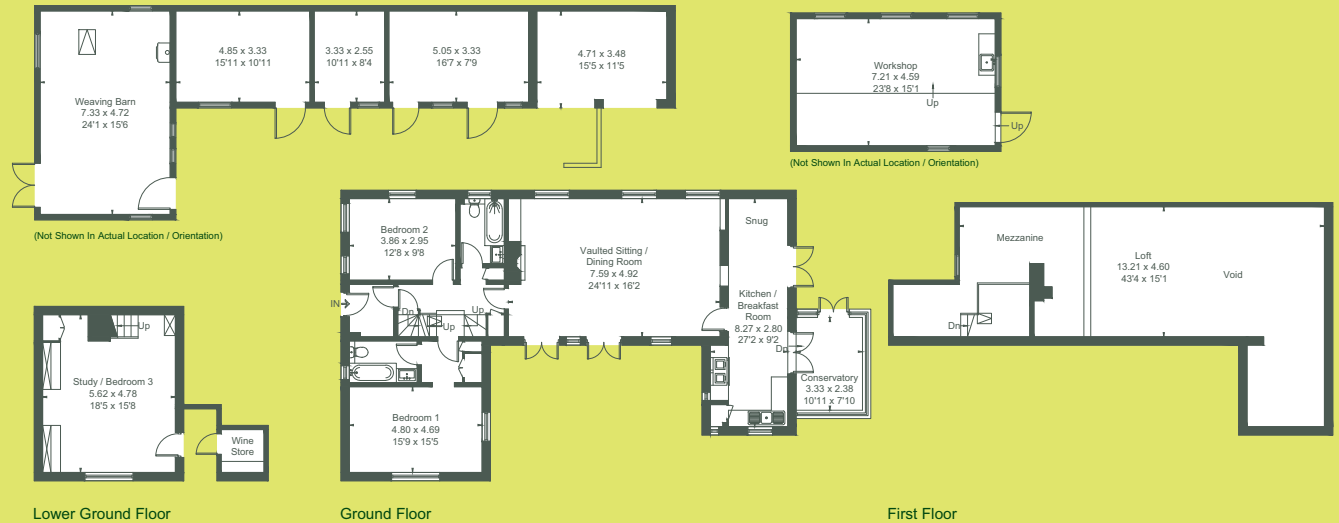
From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house on to Hawkey Road. Follow this road for 1.5 miles and at the top of the hill continue until you reach Lower Green as you pass the red telephone box turn right signed 'Empshott/Selborne into Mill Lane for about 0.5 a mile turn right into a concrete drive, cross the stream and follow the road uphill as you get to the top you will see The Cow Byre entrance on your right.

 **WHAT 3 WORDS** ///raven.smashes.blotches



Viewing strictly by appointment.

Approximate Area = 175.5 sq m / 1889 sq ft  
Outbuildings = 112.1 sq m / 1207 sq ft  
Total = 287.6 sq m / 3096 sq ft  
(Excluding Void / Open Space)  
Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 316292

**Services:** Cow Byre Private water supply (see agents note on page 3) and mains electricity, oil fired heating and hot water via the Stanley cooking range, shared private drainage (with Home Farm House).

Lots 2 & 3 No electricity or water connected. Lot 2 is accessed off the shared private drive (with shared responsibility for upkeep) and Lot 3 – A five bar gate opens off Mill Lane. The natural springs and river adjoining Lot 2 have provided water for sheep.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band F. **EPC:** House – F37.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only. Details and photographs dated May 2023.

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