



OWLS BARN

*Barrington
& Company*

OWLS BARN, RICKMANS LANE, KIRDFORD, WEST SUSSEX. RH14 0LD.

A spacious and well planned barn conversion with detached home office/studio, in a rural location between Plaistow and Kirdford.

Hall, Cloakroom, Vaulted Reception room, Sitting room, Kitchen/breakfast room, Master suite of Bedroom, dressing room and shower room, 3 Further Double Bedrooms, Bathroom, Oil fired central heating, Detached office/studio, Gardens.

SITUATION:

Owls Barn is situated between the villages of Plaistow and Kirdford. Both have parish churches and village stores and Plaistow has a well regarded Primary School whilst Kirdford has 2 pubs. The property is close to open farmland and the area abounds with many miles of footpaths and bridleways. More comprehensive facilities can be found at Billingshurst which has two supermarkets, a post office, several independent shops and a leisure centre. The attractive old market town of Petworth (7 miles) is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Plaistow primary school and the Weald secondary school at Billingshurst. Private schools include Pennthorpe at Rudgwick, Seaford College, and Dorset House. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (approx. 9 miles, Waterloo 60 minutes) and Billingshurst (approx. 8 miles, Victoria 70 minutes). The A3 (M) is within a 12 mile drive.

DESCRIPTION:

The property, which is not Listed, comprises a magnificent Sussex barn with part weather boarded and part stone and brick elevations under a clay tiled roof.





It was carefully converted by the present owner in 1997 with the main vaulted reception room brimming with beams and period charm. The triple aspect kitchen/ breakfast room adjoins the main barn and is well fitted with a range of matching units and a door opens to the rear courtyard. From the main reception room an adjoining smaller room leads to the hall, with cloakroom, three double bedrooms and a family bathroom. Upstairs is the master bedroom with shower room and dressing room or office.

OUTSIDE:

The property is approached through a five bar gate leading to a wide gravelled forecourt in front of the barn with box planters dividing a sitting area. A shrub flanked stone path leads to the front door and beyond the forecourt is a wide expanse of lawn bounded by fencing and mature hedges. There is a detached timber and tile outbuilding providing a perfect space for a home office or studio. On the north side of the house is a graveled courtyard with an outbuilding housing the central heating boiler. In all 0.343 acres.

SERVICES:

Mains Water and Electricity, Private drainage, Oil fired central heating.

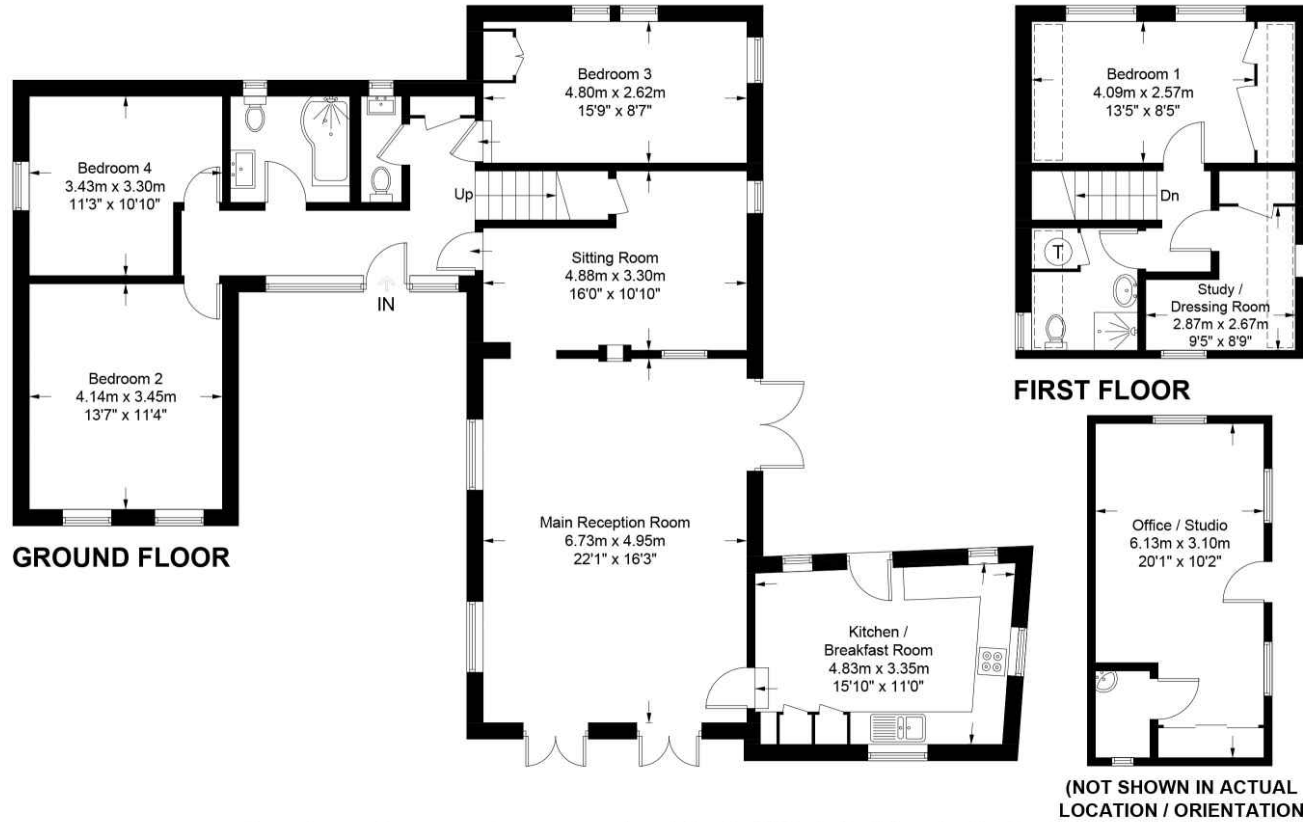
ENERGY PERFORMANCE. Band D
COUNCIL TAX: Band G. Chichester District Council.



Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft
 Outbuilding = 19.1 sq m / 205 sq ft
 Total = 170.2 sq m / 1831 sq ft



 = REDUCED HEADROOM BELOW 1.5M / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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