





Bulrush Barn, Nr Chichester

A traditional Sussex barn conversion standing in secluded ½ acre gardens less than 1 ½ miles from Chichester Marina and Birdham Pool



- ▶ A superb barn conversion
- ▶ Open plan living space
- ▶ Double car barn
- ▶ Workshop
- ▶ Delightful semi-rural setting
- ▶ Three/four bedrooms, two en-suite
- ▶ Detached home office/studio with kitchenette and cloakroom

At the end of a private lane, 1/4 of a mile from the Birdham Road, Bulrush Barn is one of three dwellings surrounded by farmland. This outstanding single story Sussex barn conversion combines the charm and character of its former use with the style and comfort of a contemporary home. The principal barn was converted in 2000 and has subsequently been further extended and improved by the present owners to a high standard. The properties are accessed via a long private lane and are surrounded by farmland providing an authentic rural ambiance, yet are only a few minutes' drive from Chichester Marina and Birdham Pool.

The accommodation includes a fabulous open plan principal living space comprising a dual aspect sitting room with a contemporary slate fireplace surround and open fire, dining area and stylish kitchen. There are three bedrooms, plus a spacious study/bedroom four and shower room. The principal bedroom has a full en-suite bathroom and the guest bedroom has an en-suite shower room. Many rooms have exposed beams and vaulted ceiling.

In 2019 planning permission was granted to convert the detached barn in the garden into garden room/studio, workshop and double open fronted car barn, which is currently used as a home office and workshop with a kitchenette and cloakroom WC.

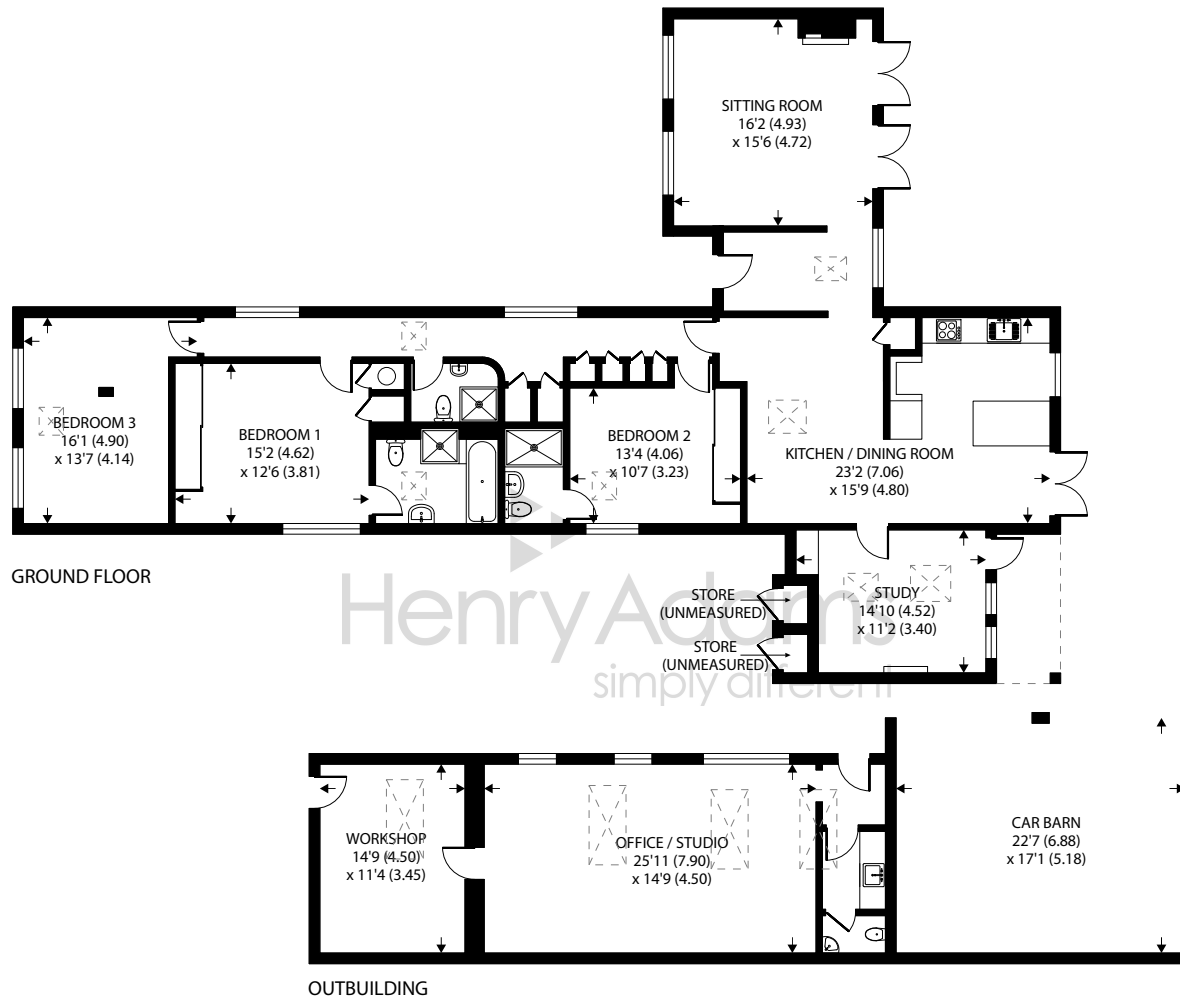
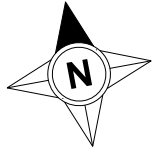
Chichester District Council - 23/24 Tax Band F £3,076.54





SAUGATUCK
smooth sailing





Bulrush Barn, Birdham Road, Chichester

Approximate Area = 1783 sq ft / 165.6 sq m (excludes car barn & store)

Outbuilding = 651 sq ft / 60.5 sq m

Total = 2434 sq ft / 226.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Henry Adams. REF: 975598

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

The property is accessed via a five bar gate opening to a gravel drive and courtyard leading to the double car barn. Extending to approximately ½ acre the secluded gardens are predominantly laid to lawn with formal borders and a row of mature trees along the eastern boundary.

Location

Nearby the attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately 2 1/2 miles distant. The nearby city of Chichester offers excellent high street shopping, restaurants, cafes and bars, the Festival Theatre and a mainline railway station. Goodwood is located to the north of the city and is famous for its many event days, including the Festival of Speed, Goodwood Revival and the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the blue flag beaches at West Wittering.

Directions

Proceed south out of Chichester along the Birdham Road (A286) towards West Wittering. After passing Chichester Marina proceed for approximately three quarters of a mile and turn left into a private no through road (signposted Cowdry Farm, Cowdry Barn and Bulrush Barn.

<https://what3words.com/boots.cocoons.barman>

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