









## Old Granary, Bilsham Lane, Yapton

A character barn conversion in delightful semi-rural location.



- ▶ **Character Barn Conversion**
- ▶ **2,139 Sqft including Garage**
- ▶ **Three Double Bedrooms**
- ▶ **Kitchen/Dining Room**
- ▶ **Double Garage and Parking**
- ▶ **Far Reaching Countryside Views**
- ▶ **Planning Consent to Extend**
- ▶ **Spacious Sitting Room**
- ▶ **Conservatory**
- ▶ **No Onward Chain**

The Old Granary is a delightful character barn conversion located within the semi-rural hamlet of Bilsham. Positioned next to open farmland, the property affords far reaching views, a high degree of privacy and is now offered for sale with the advantage of no onward chain. Planning consent has been obtained to extend and create further accommodation if desired. The plans include the creation of a large reception hall, an impressive kitchen/dining/family room, separate utility and the addition of a private, first floor principal bedroom suite. The planning permission is valid until Feb 2026 and may be viewed at <https://www.arun.gov.uk/planning-search>. Application Ref: Y/148/22/HH

The property is located at the end of a long gravelled driveway which provides parking and leads to the double garage. Once inside, the accommodation measures 2,139 sqft (including the double garage) and briefly comprises: entrance lobby and hall with storage cupboards. From here the family bathroom and all three double bedrooms will be found with the principal bedroom having an en-suite shower room. Leading through to the other side of the property, a spacious kitchen/breakfast room with its walk-in pantry opens on to the dining area where both the conservatory and generous sitting room can be accessed.

Council Tax Band: F

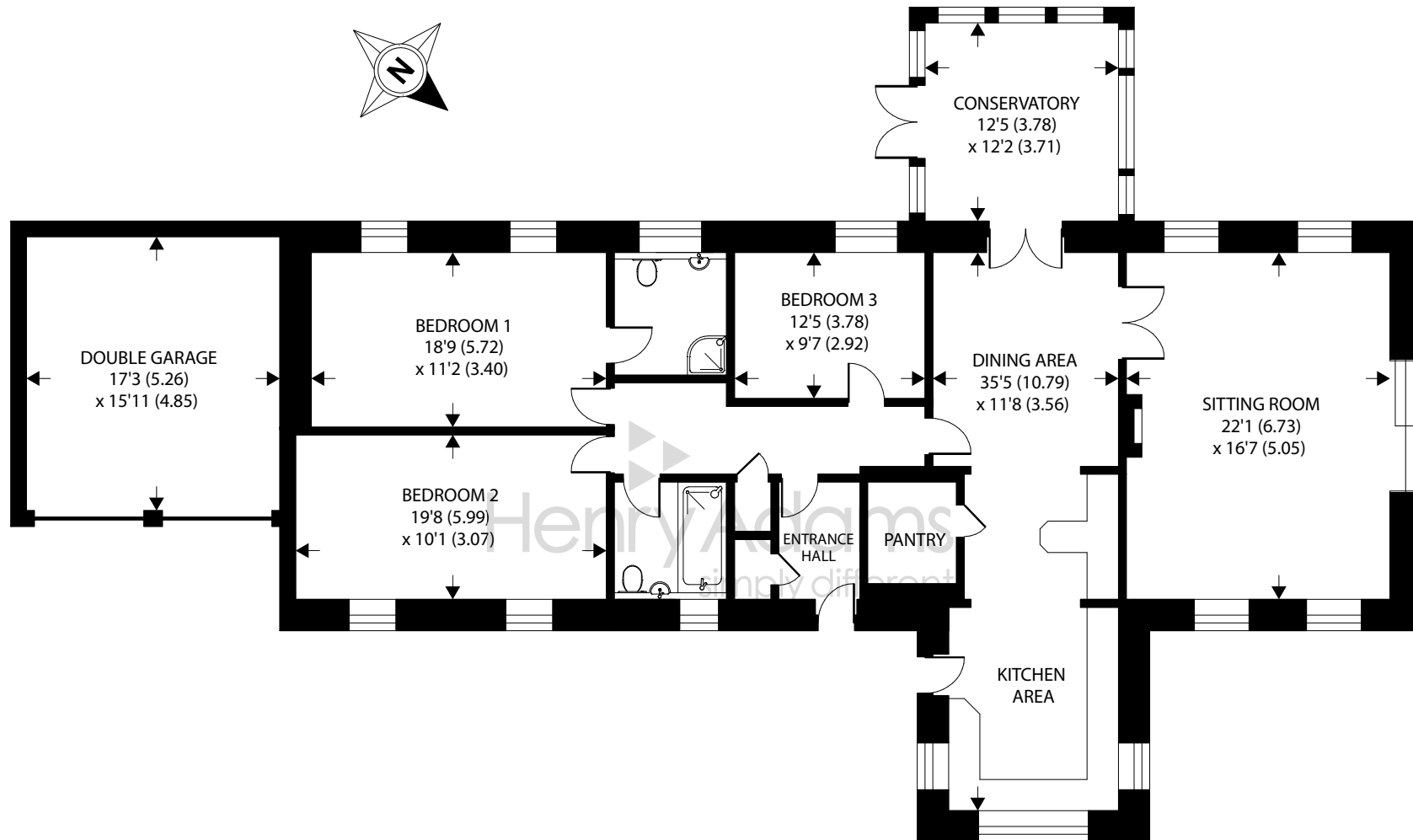












Total = 2139 sq ft / 198.7 sq m (Includes Garage)

For identification only - Not to scale



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

Outside, The Old Granary has several different areas of garden which wrap-around the property and provide a high level of privacy. Farmland borders the property on two sides.

## Location

Bilsham is a small hamlet located between Middleton-on-Sea, a short distance to the south and the village of Yapton to the north. Although the property offers a quiet tucked-away position, it is well placed for local transport links and easy access to Chichester or Arundel. The mainline station at Barnham passes through Gatwick and terminates at London Victoria.

Directions [///shin.blazing.apartment](https://www.google.com/maps/dir/50.855555,-0.855555)

07/06/24





