



**The Granary, Wicket Meadow, Lyons Road, Slinfold, RH13 0RX**  
Guide Price £550,000 Freehold



- Refurbished barn style home in central Slinfold
- Bright open plan sitting and dining space
- Contemporary kitchen with Bosch appliances
- Two double bedrooms with exposed beams
- Ground floor shower room and first floor bathroom
- Private low maintenance garden with terrace
- Close to village shop, pub and countryside walks
- EPC C

This beautifully refurbished barn style home sits quietly in the centre of Slinfold and offers a rare mix of character, light and modern comfort. Every part has been thoughtfully finished, with exposed timbers, high ceilings and large windows that flood the interior with natural light throughout the day.

The ground floor is a generous open plan living space with distinct areas for sitting and dining. Full height glazing opens to the terrace and garden, giving the room a real sense of space and an easy flow to the outside.

The kitchen has a calm contemporary feel with clean lines, Bosch appliances and a roof window that brings in additional natural light.

There is also a ground floor shower room, with a roof window above the shower, ideal for guests or anyone returning from a walk.



Upstairs, both bedrooms are doubles with exposed beams and a warm lofted feel. They are linked by an impressive galleried landing overlooking the main living space, which adds height, character and a real sense of connection between the two floors.

The second bedroom works equally well as a guest room, home office or hobby room. For buyers who prefer a one bedroom layout with a dedicated dressing room, the arrangement of the main bedroom and bathroom makes that an attractive option while keeping the home fully functional as a two bedroom property.

The first floor bathroom is fitted in a bright, elegant style, marble effect tiling and a contemporary basin unit.

Outside, the garden has been designed for very easy upkeep, with gravelled areas, planted borders and a raised terrace that runs the length of the barn. It is enclosed, enjoys good privacy and is ideal for morning

coffee, evening meals or simply sitting out with a book.

There is parking for two vehicles within the boundary.

Slinfold is a wonderful village for anyone who enjoys a quiet Sussex setting with real community life. The village shop and the Red Lyon pub are close by, and the Downs Link and many local footpaths provide outstanding walking straight from the door. Horsham is within easy reach for shopping, travel and dining.

This is a rare chance to own a high quality barn conversion in a sought after village setting. It is an ideal choice for downsizers, professional couples or anyone seeking a peaceful and low maintenance home with real style.

## Material Facts

Price: Guide Price £550,000

Tenure: Freehold

Council Tax Band: Band TBC  
Horsham District Council

EPC Rating C

Property Type: Detached Barn

Mains Services: Electricity/Water/Drainage/Gas

Heating Type: Gas Central Heating To Radiators

Broadband information: Between 8Mbps to 80 Mbps

Fibre to the cabinet

Mobile Coverage: Good with O2 and Vodafone, Check with other providers





Parking Type: Off Road Parking in Private Drive

Flood/Erosion Risk:  
River and Seas: Very Low  
Surface Water: Very Low

#### Identification checks

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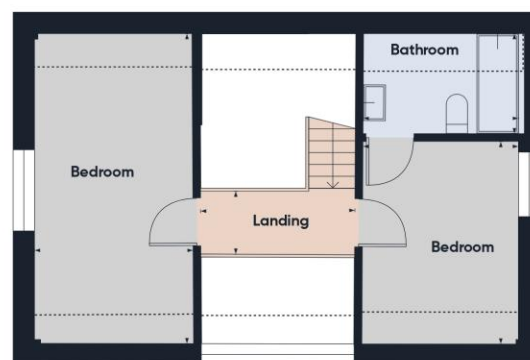








Ground Floor



Floor 1



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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