



# PENALLY FARM

HEWSHOTT LANE, LIPHOOK, HAMPSHIRE, GU30 7SS





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One of those rare opportunities to acquire an interesting and unusual residential property with immense potential to develop and enlarge a variety of areas subject to the necessary Local Authority consents. At 40.5 acres, a single storey residential dwelling and a wide variety of barns, outbuildings, stables, storage sheds etc, privately situated on the outskirts of Liphook.

- 40.5 Acre Farm (16.36 Hectares)
- Detached 3 Bedroom Bungalow with 4 Reception Rooms, Kitchen/Breakfast Room, Bathroom, WC, Hall
- Outbuildings including Large Barn and over 20 Stables
- 3 Main Fields with established fenced or tree lined boundaries
- Lawned Garden & Patio
- Garaging, Office Building and Wood Store
- Private Drainage

## HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY GU27 2LA

T: 01428 664 800 F: 01428 664 252

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)









## SITUATION

Penally Farm is located to the south of the A3 and north east of Liphook with the village centre just over one mile distant. Just to the north and east lies the picturesque expanse of National Trust owned Bramshott Chase and Bramshott Common which are also linked to Ludshott Common and Waggoners Wells. The location provides excellent access to all the local schools, both state and private and in particular the well regarded secondary school; Bohunt renowned for its high Ofsted rating. There is easy access to the A3 for commuters and travelling times to the north have been improved enormously by the opening of the Hindhead Tunnel in 2011. Liphook main line railway station connects to London Waterloo and Portsmouth. The village provides a good range of shops including a Sainsburys supermarket, pharmacy, bakers and hardware store. The whole area is surrounded by beautiful countryside, much of it owned by the National Trust and the border into the South Downs National Park is less than a mile away.



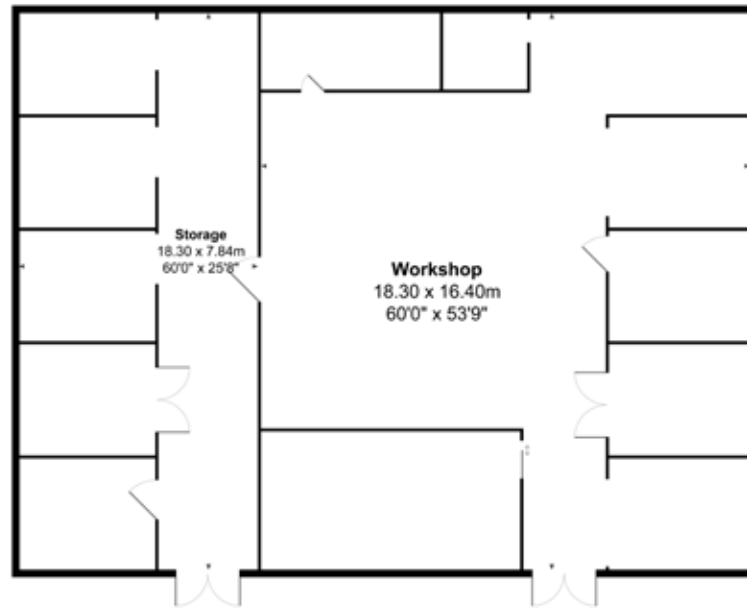


## GARDENS AND GROUNDS

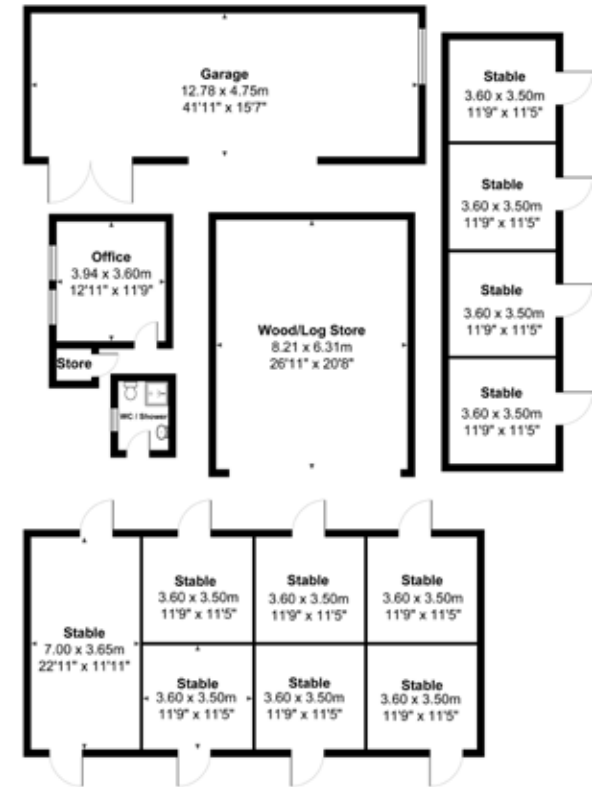
Gated access to Penally Farm can be found via the north western end of Hewshott Lane where the driveway provides access to the bungalow and its garage and sweeps round into the main farmyard with the large barn located on the left and main stable block located on the right. The bungalow has its own level lawn as formal garden, along with patio for outside entertaining with the 40.5 acres split into three main fields, mainly located to the south west and north west of the farm buildings. The land is mainly level and is made up of grassland or pasture with well defined fenced or tree lined boundaries.

LIPHOOK VILLAGE CENTRE	1 MILES
MAIN LINE STATION (WATERLOO ONE HOUR)	1.6 MILES
GODALMING	13.4 MILES
GUILDFORD	18.4 MILES
HEATHROW	42.7 MILES
GATWICK (43 MILES NON MOTORWAY)	51.9 MILES





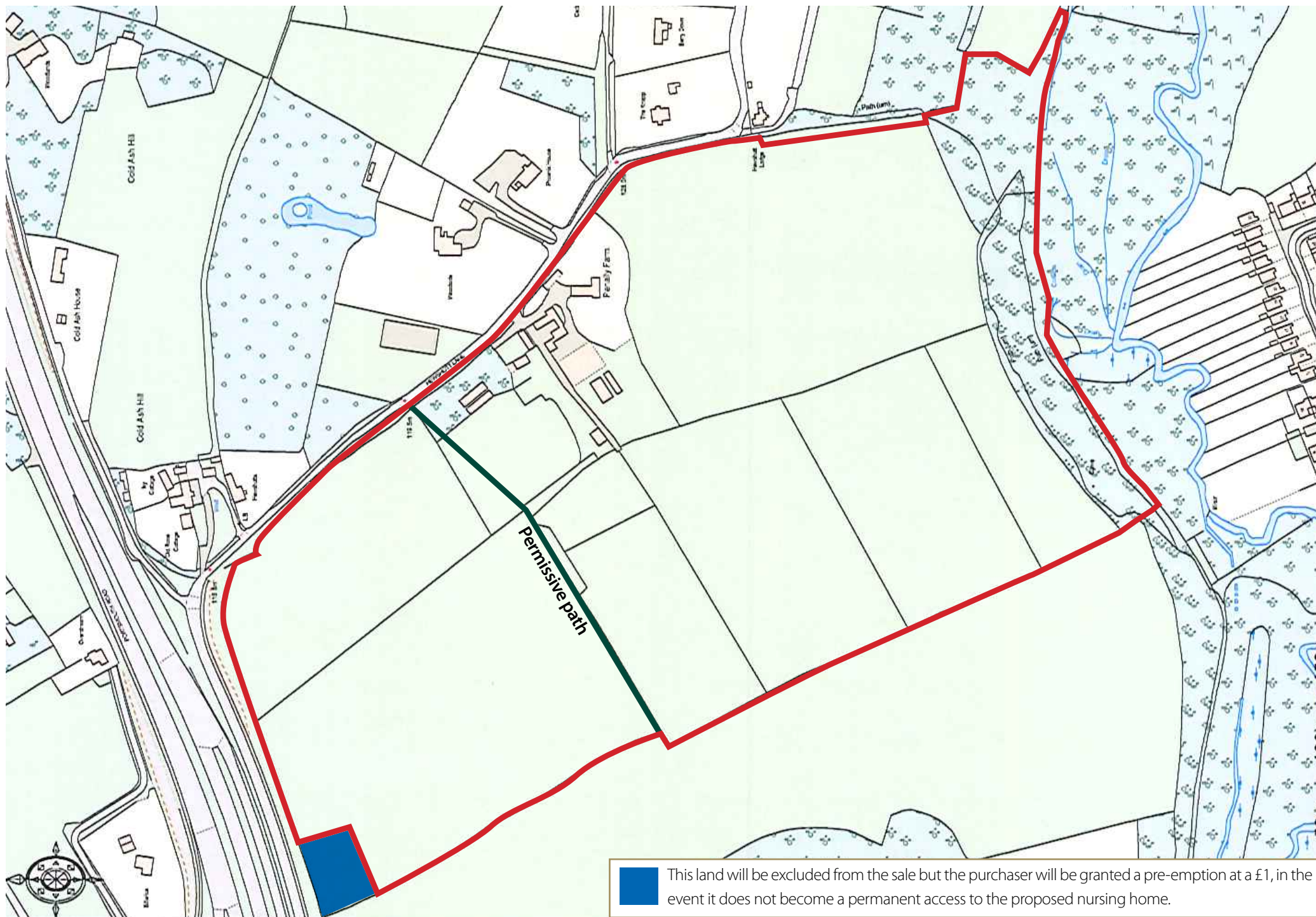
All measurements are approximate and for display purposes only.  
Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)



## THE PROPERTY

Penally Farm is made up of 40.5 acres of pasture and grassland located on the picturesque semi rural fringes of Liphook to the east of the village centre and with convenient access to the A3. Currently the farm comprises of a main residential dwelling, a 1960's detached three bedroom bungalow which has scope for modernisation and improvement and sits alongside a range of farm buildings and outbuildings. These buildings include a large barn which has a number of internal breeze block partitions and is currently used by a bespoke furniture business. Elsewhere there is a stable yard and two further stable blocks with a total of 22 stables, but it is to be noted that these are in various states of disrepair and require

refurbishment. In addition there is a wood store, an outside WC shower block, office and dilapidated garage. Next to the bungalow is the main garage which is open plan and doubles up as a workshop area. The bungalow itself has three bedrooms, sitting room, dining room, entrance hall, kitchen/breakfast room, study, family room, bathroom and WC. It has private drainage – septic tank, mains water, electricity but no mains gas. A multi fuel stove currently heats water for the domestic hot water and central heating but it is to be noted that the multi stove burner will be removed from the property.



This land will be excluded from the sale but the purchaser will be granted a pre-emption at a £1, in the event it does not become a permanent access to the proposed nursing home.



## SERVICES

Mains water and electricity.  
Private drainage.

## LOCAL AUTHORITY

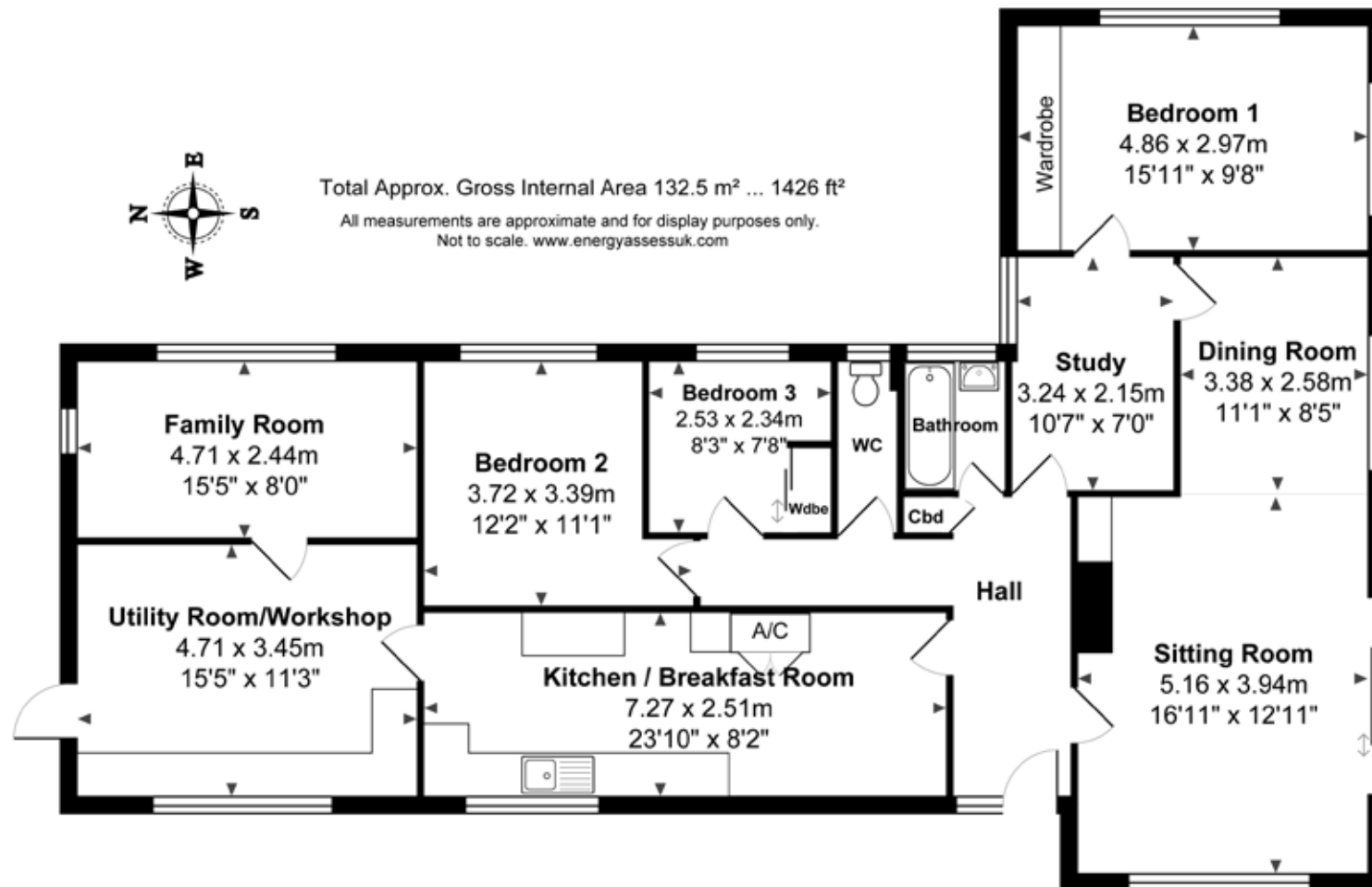
Local Authority is East Hants District Council, Penns Place, Petersfield, Hampshire GU31 4EX.  
Tel: 01730 266551

**NB:** Vacant possession from 28th February 2016

## DIRECTIONS

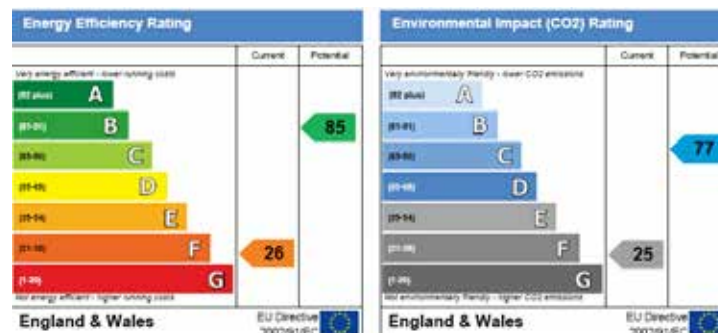
From the centre of Liphook take the London Road and just prior to the A3 entrance, turn right into Hewshott Lane (signposted Hewshott). Continue round the very sharp right hand bend and Penally Farm will be found immediately on the right.

VIEWINGS BY APPOINTMENT ONLY



## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.



ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

SHERE OFFICE  
T: 01483 202 016

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223 101

CLARKE  GAMMON  
WELLERS