

CGI Visualisation
Front Elevation

The Barn, West House Farm | Henfield Road | Albourne | West Sussex | BN6 9DE

FOWLERS
ESTATE AGENTS



Indicative Plan

The Barn, West House Farm

Henfield Road | Albourne | West Sussex | BN6 9DE

PRICE GUIDE £750,000

An exciting opportunity to acquire, convert and create with this Grade II Listed Sussex Barn set in this beautiful rural position, approached by a private gated driveway occupying 2.42 acres with adjoining paddock and agricultural surface ménage, new stables, fantastic outbuildings including home office/gym making a most attractive proposition to incorporate equestrian facilities. Planning consent has been granted for the demolition of modern farm buildings, extension and conversion of the existing barn to a dwelling house and conversion of existing stable building to ancillary accommodation along with construction of replacement stables, games room, outbuilding, storage outbuilding and bike and bin store (Mid Sussex District Council reference DM/25/3028) with an opportunity to create modern living combining its original charm and character. The Sussex Farmhouse consists of four bedrooms with further scope for extension if required, subject to obtaining the usual planning consents.



CGI Visualisation
Stables



CGI Visualisation
Home Office/Gvm



CGI Visualisation
Rear Elevation



CGI Visualisation
Front Elevation


Path (um)
Ancillary
Bike & Bin Store
Westhouse
Farm
Stables
Games Room
Barn Conversion



Services
Mains water available for connection (2 metered supplies) along with mains electricity and private drainage.

Planning & Local Development
Buyers should be aware that land within the wider vicinity of the property has been identified within the local planning framework for potential future residential development. Housing allocation plans available on request. The seller also has an interest in adjoining land which forms part of this wider allocation area. Any future development proposals would, as applicable, remain subject to the necessary planning permissions and approvals. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority in respect of any current or future planning matters relating to the surrounding area.

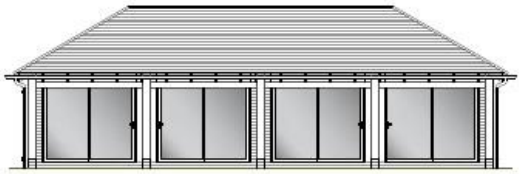
Agents Note: "All property details are indicative only and subject to verification against the legal pack"



Site plan

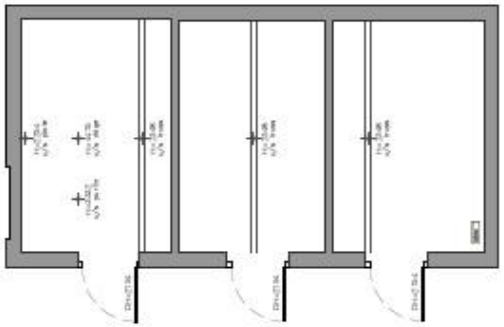


Ground Floor Plan
1:100 | APPROVED



East
1:100 | APPROVED

Consented Games & Gym

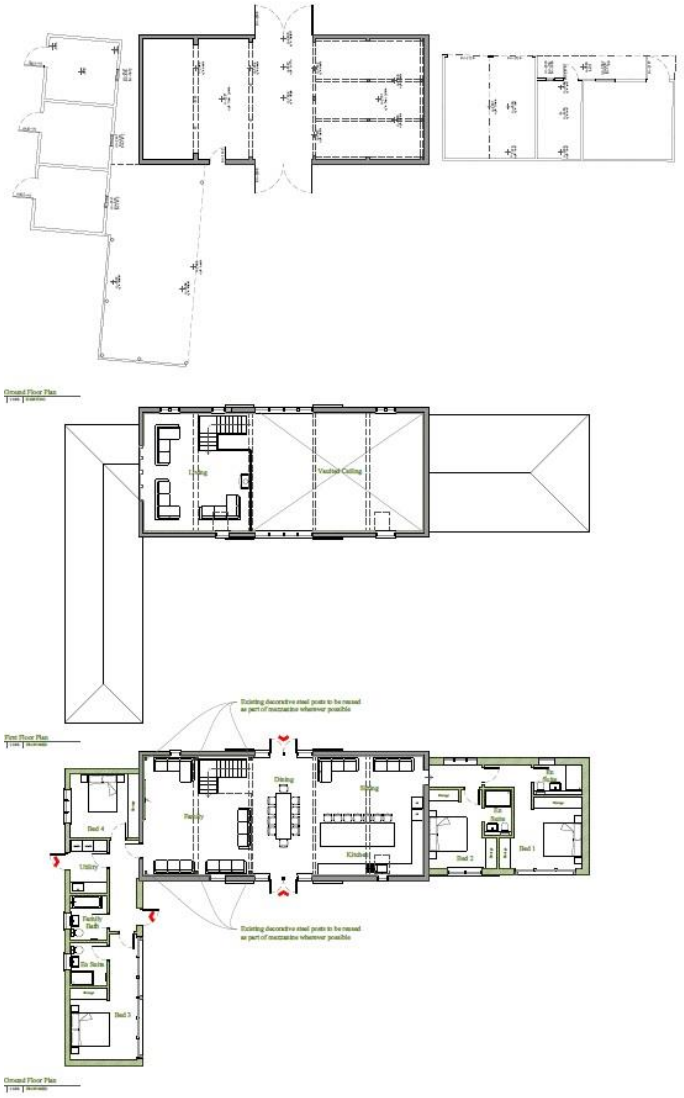


Ground Floor Plan
1:100 | EXISTING



Ground Floor Plan
1:100 | APPROVED

Consented Outbuilding & Annexe



Barns Plans

"We'll make you feel at home..."



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Managing Director:
Marcel Hoad MRICS

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.
5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

F294 Printed by Ravensworth 01670 713330