



# Charming barn in spectacular rural location

**High Buildings Barn, Balls Cross, Petworth, GU28 9JU.**

Guide Price - £2,000,000 Freehold





Super elevated position • Far reaching views of the surrounding country side • Potential for enhancement subject to the necessary consents • Within 800m of a well-regarded pub • Magnificent living space

### Description

Approached over a private track to a winding drive and surrounded by rolling farmland, High Buildings Barn is an incredibly characterful property offering versatile accommodation with an emphasis on open living spaces. The centrepiece is a fabulous 59' reception with vaulted beams, large floor to ceiling windows overlooking the grounds and beyond to neighbouring pasture. On the ground floor is a lovely kitchen with a dining area leading through to a cosy sitting room. Complementing the kitchen is a separate utility room with a downstairs shower room and completing the ground floor accommodation is a bedroom with fine exposed timbers benefiting from an en suite shower room and WC. The first floor of the barn has two further bedrooms which are served by a centrally positioned bathroom.

Directly adjacent to the barn is a substantial building offering ample storage, workshop and living opportunities. The central courtyard is a lovely sheltered space with mature trees offering shade, ideal for al-fresco entertaining and a series of additional outbuildings comprising stabling provide options to adapt (subject to any required consents).

The setting of High Buildings Barn is of particular note, areas of garden with productive vegetable patches, interspersed with mature trees and level paddocks give a sense of openness with a glorious backdrop of the rolling Sussex landscape.

### Location

Balls Cross is a charming spot surrounded by arable farmland with period houses and cottages dotted throughout. High Buildings Barn is located on the edge of Balls Cross and the popular Stag public house forms the heart of the hamlet. Within a couple of miles the larger village of Kirdford is easily accessible. Kirdford is located on the edge of the South Downs National Park approximately four miles to the north east of Petworth and three miles to the north west of Wisborough Green. The village is one of only a few such villages in this part of West Sussex to boast a thriving local store that is well supported by the local community along with two pubs and a church. Just four miles away at Petworth there is a good selection of local shops for daily needs, restaurants, speciality shops, pubs and the numerous antique dealers for which the town is well known.







At Pulborough there are two major supermarkets and a main line station offering a regular service to Gatwick Airport and London Victoria. Haslemere station provides a frequent service to London Waterloo taking from 49 minutes. To the south, the major centres of Arundel and Chichester offer between them a full range of shopping, leisure and cultural amenities such as the Festival Theatre and the Pallant House Gallery.

**Tenure**  
Freehold

**Council Tax**  
Band = G

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = G

**Viewing**  
Strictly by appointment with Savills.

**Services**  
Mains water and electricity, oil fired central heating and private drainage.

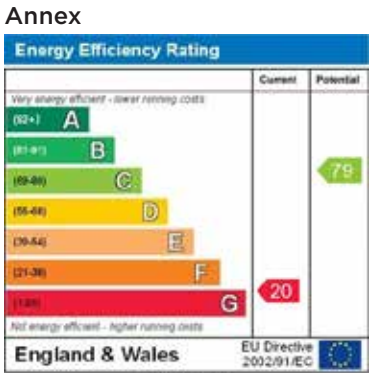
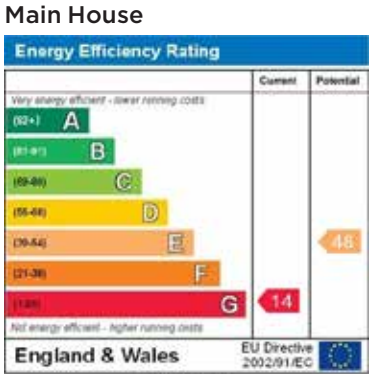
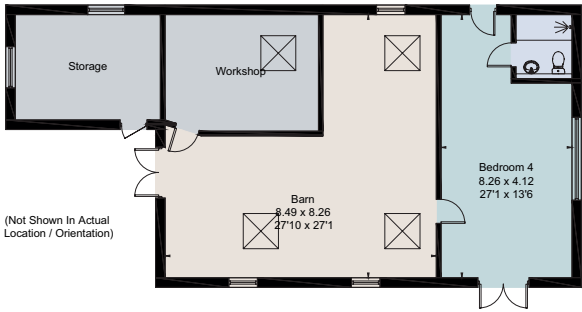
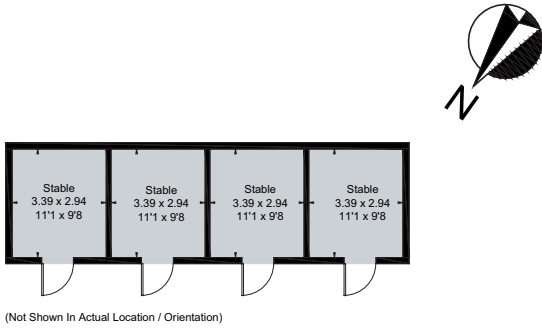
**Directions**  
What3words- ///orchestra.  
delay.recruiter

**Local Authority**  
Horsham District Council



**High Buildings Barn, Balls Cross, Petworth, GU28 9JU.**  
**Approximate Area** 273.2 sq m / 2941 sq ft  
**Outbuilding** 162.8 sq m / 1752 sq ft  
**Total** 436 sq m / 4693 sq ft  
**Including Limited Use Area** (20.3 sq m / 218 sq ft)

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