



The Great Barn  
Amberley, Arundel, West Sussex, BN18 9LT

  
PEGASUS  
PROPERTIES

## The Great Barn

An exceptional barn conversion, located at the foot of the South Downs National Park, with breath taking views over the Amberley Wildbrooks nature reserve. This spacious home enjoys a uniquely desirable setting, with its neighbour being the famed Amberley Castle. With close to 9,000 sq. ft. of accommodation including two separate one-bedroom cottages.

Freehold · 6 bedrooms · 6 bathrooms · 4 reception rooms · Double garage · Large garden

### Description

The Great Barn was lovingly converted over a 14-month period by the now current vendors, and is believed to be one of the largest conversions of its type. Steeped in local history, with close links to the neighbouring Castle, this beautiful home now offers versatile accommodation arranged over two floors with the addition of two separate one-bedroom cottages located within the grounds.

The property is approached via a driveway, which is also used by Amberley Castle, and therefore has been used by Royalty, politicians and celebrities during its vast and varied history. The Great Barn is entered via a large entrance/dining hall, with a central staircase rising to the galleried landing. From the dining hall doors lead to three of the bedroom suites, all with en-suite facilities along with a further family bathroom. Occupying the remaining wing of the ground floor is a games room, study and generous sitting room with large open fireplace and stunning views over the Amberley Wildbrooks nature reserve.

Completing the ground floor is the extremely spacious kitchen/breakfast room with a tiled floor, bespoke kitchen units, vaulted ceiling and doors to the gardens.

To the first floor there are three large double bedrooms offering various views over the castle, South Downs National Park and local nature reserves. Each of the substantial bedrooms has its own en-suite facilities and are accessed via two magnificent galleried landings.

Within the grounds of the barn there is an extensive gravelled



parking area, which leads to a large timber framed double carport with garage and built in storeroom.

Directly adjacent to the castle there are two converted cart sheds providing additional accommodation as two separate cottages, each with a sitting room, bathroom and double bedroom.

The grounds are landscaped with large areas of lawn, a patio seating area next to the feature walled garden and stunning panoramic views over the South Downs National Park, Amberley Castle and neighbouring nature reserve.

### Location

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in historic buildings of architectural interest, including Amberley Castle and numerous quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a local pub, village shop a post office, tearooms, a pottery and a Church of England Primary School as well as the ancient Norman and English Church of St. Michael's. The train station is about a mile on the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose store. At Pulborough there is also a train station with services to London and shopping facilities with Sainsbury and Tesco stores. Arundel is approximately six miles away and the coast, with the towns of Chichester and Brighton, are within easy driving distance.

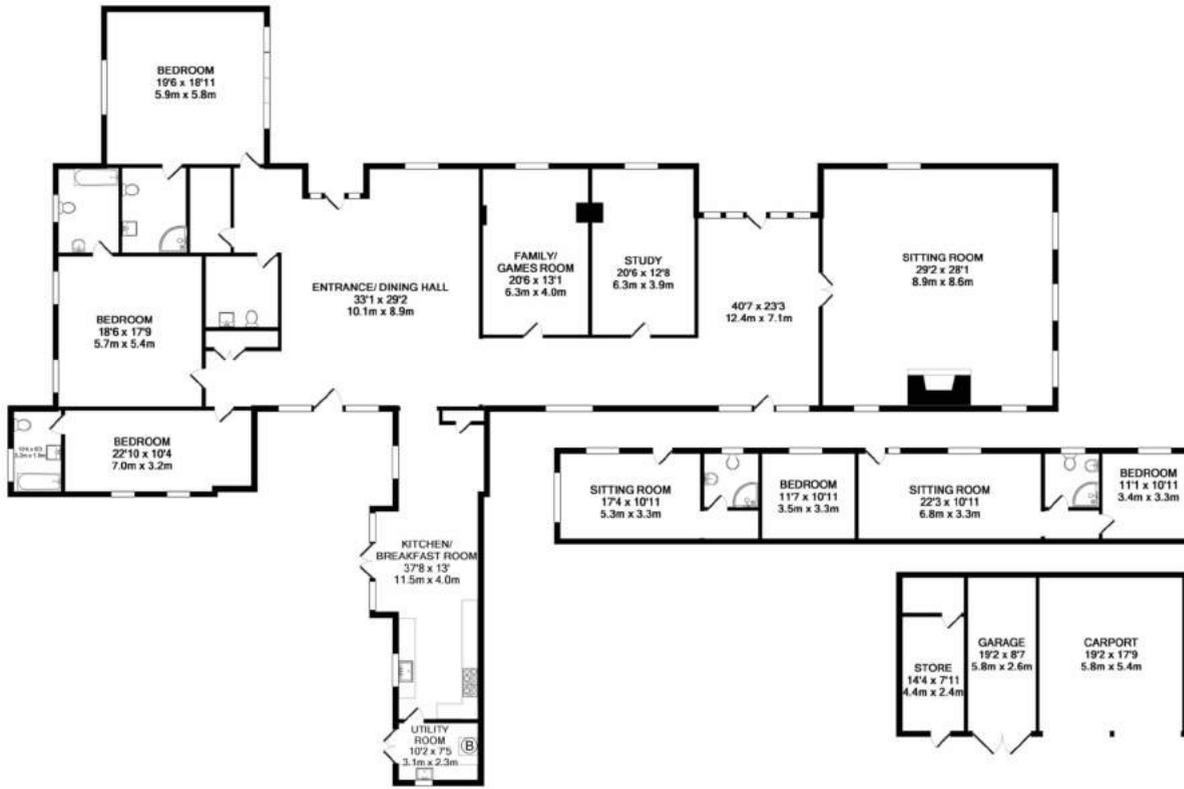
There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell Park; Car racing at Goodwood Motor Circuit famously hosting it's annual Festival of Speed and Revival meetings; polo at Cowdray Park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses and walking and riding in the rich surrounding countryside.





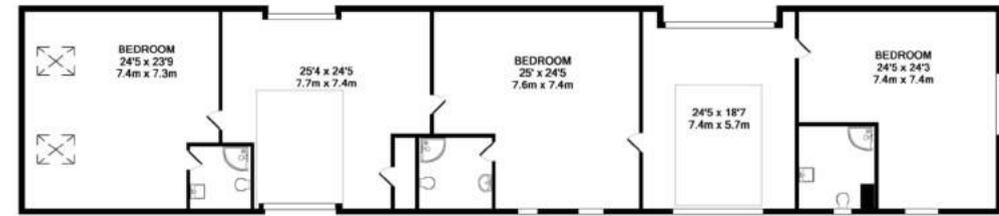






18711/001  
 APPROX. FLOOR  
 AREA 8526 SQ.FT.  
 (792.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 8526 SQ.FT. (792.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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18711/001  
 APPROX. FLOOR  
 AREA 20119 SQ.FT.  
 (1863.9 SQ.M.)

## Services

Please note that none of the services or appliances have been tested by Pegasus.

## Council Tax

Horsham Council Tax: Band H

## Reference

PEG GREAT

## Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



**Pegasus Properties**

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