



Hillgrove Spring Barn, London Road, Northchapel  
West Sussex

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# Hillgrove Spring Barn

London Road,  
Northchapel,  
Petworth,  
West Sussex  
GU28 9EQ

A superb courtyard style barn conversion with additional self-contained 2-bed cottage set in just under 9 acres, on the outskirts of a sought-after South Downs village.

Northchapel 0.7 mile, Petworth 4.7 miles, Haslemere and station 6.0 miles (London Waterloo 52 minutes), Chichester 19.0 miles, A3 (Portsmouth Road) 10.3 miles, London Gatwick Airport 34.7 miles, London Heathrow Airport 37.5 miles, central London 50.9 miles

Sitting/dining room | Kitchen/breakfast room  
Utility room | Cloakroom | Mezzanine level study  
Principal bedroom with en suite | 2 Further double bedrooms | Family bathroom | 2-Bed self-contained cottage | Garden, lake and grounds of about 8.97 acres | Triple garage EPC rating E

## The property

Hillgrove Spring Barn is a superb, characterful barn conversion which has been sympathetically designed and converted to blend original features with modern amenities, including under floor heating throughout. Offering more than 2,500 sq ft of versatile accommodation, predominantly on one level, the property also benefits from a detached 2-bed cottage, offering almost 1,000 sq ft.

Arranged in a “squared U” shape around a central courtyard, the accommodation has a natural flow. The stunning vaulted, double height sitting/dining room is bathed with light from the full height windows and features exposed timbers and beams and an impressive

beehive, brick fireplace and chimney with Scandi style woodburning stove. A turned staircase leads to the delightful mezzanine study. At the heart of the home is the superb, vaulted, kitchen/breakfast room with metallic finish porcelain tiled floor, bespoke contemporary style fitted kitchen, stainless steel Belfast sink, range cooker, door giving access to the courtyard, and a neighbouring utility room and cloakroom. The dual aspect principal bedroom boasts a walk-in wet room, with twin sinks and a spiral heated towel rail and tiled splashbacks. There are 2 further double bedrooms and a spacious contemporary style family bathroom.

The self-contained cottage is located on the opposite side of the courtyard to the main barn and has wooden flooring and underfloor heating and comprises kitchen/dining room, dual aspect sitting room and main bedroom, further double bedroom and family bathroom. The cottage loft is fully boarded and runs the whole length of the property.

## Outside

The property is approached via electric gates to the drive, which provides ample parking in addition to the triple bay garage (built by Badger Barns and having light, water and Velux windows). The paved courtyard offers the perfect outside entertaining space, and the property sits in just under 9 acres of gardens and grounds and enjoys far reaching views over surrounding countryside and up to Blackdown. There is a small orchard, and the delightful lake is fed by a natural spring and is a haven for wildlife. The remaining paddocks are enclosed by boundary hedging.

## Location

Northchapel is a picturesque village set in the South Downs National Landscape and has a village green, thriving community spirit and day-to-day amenities including a church, village hall, country store with Post Office, and popular primary school.





**Floorplans**

House internal area 2,513 sq ft (233 sq m)  
 Garage internal area 567 sq ft (53 sq m)  
 Ancillary Barn internal area 930 sq ft (86 sq m)  
 Total internal area 4,010 sq ft (373 sq m)  
 For identification purposes only.



The nearby towns of Petworth and Haslemere both offer a wide range of boutique and high street shopping with more extensive amenities available in Chichester and Horsham. The area offers a wide range of state primary and secondary schooling including Midhurst Rother College (rated Outstanding by Ofsted), together with a good selection of independent schools including St. Ives, The Royal, Amesbury, St. Edmund's and King Edwards.

**Direction**

From Strutt & Parker's Haslemere office turn left onto Petworth Road (B2131), after 2.2 miles turn left onto Rodgate Lane to stay on B2131 then after 0.7 mile turn right onto Cripplecrutch Hill (A283). After about 2.6 miles, and passing through the village of Northchapel, the property can be found on the right.

**General**

**Local Authority:** Chichester District Council  
**Services:** Mains water and electricity. Calor gas central heating. Private drainage which is fully compliant with the regulations.  
**Council Tax:** House Band G, Cottage Band D  
**Tenure:** Freehold  
**Guide Price:** £1,680,000



**Haslemere**

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