
The Barn Yard
Bury
Comyn & James
Town and Country Homes







Featuring a wealth of period features, this striking, detached, period conversion boasts charm and character in a sought after Downland village setting – timber barn and studio.

3 2 1 EPC F

- 3 Bedrooms& 2 Bathrooms
- Character Conversion
- Vaulted Ceilings & Beams
- Studio/Office/Gym
- Large 35’ x 22’ Barn
- Large Secluded Garden
- Sought After Downland Village
- Chain Free

Description

Attractively located in The South Downs National Park, off a no through private lane, this striking, single storey home, boasts immense charm and character with a large, secluded plot. On the market for the first time since its conversion, the property features vaulted ceilings with a wealth of period features, a studio or home office, a substantial timber barn and a delightful summerhouse/conservatory for garden dining. The combination of character with modern day living will appeal to buyers looking for a period home in a tranquil setting. The plot extends to 0.75 acre and incorporates a large front courtyard for parking and turning with car port and a beautifully screened garden at the rear. Adjoining farmland, this wonderful home lies in the highly regarded village of Bury and is superbly located for access to walks, river, church, village hall and pub.

The Barn Yard

The Street, Bury, RH20 1PA

Accommodation

From the front terrace a front door lads to: :

Vaulted Sitting Room / Dining Room: Delightful reception room with a wealth of exposed timbers with triple aspect. Doors providing access to the front and rear terraces, 2 radiators, 2 light points, Beech laminate flooring and exposed stone wall feature. A superb entertaining area with ample space for seating and dining. An opening on one side leads into:

Kitchen: Fitted with a matching range of wall and base units with drawers and wine rack and featuring spaces for dishwasher and fridge and freezer. Oil fired Aga with twin ovens and hotplates, range of work surfaces with double bowl stainless steel sink and downlights.

View to garden and front terrace with further worktop, cupboards and breakfast bar. Telephone point, opening through to reception room and lobby.

Lobby: Space for coats with airing cupboard. Door to:

Bedroom 1: Main double bedroom with Beech laminate flooring, dual aspect, television point and 2 radiators. Door to studio/home office and door to:

En-suite Shower Room : Double width shower enclosure, WC with concealed cistern and wash hand basin. Tiled walls, ladder radiator.

Studio / Home Office : Superb vaulted area with roof lights and fitted with sink unit currently used as a home office but with wonderful scope for creative uses such s an artists' studio, games room, accommodation or a gym (subject to any of the necessary planning consents/ covenants etc).

Lobby : Useful space for coats and shoes with access to outside and utility room.

Utility Room: With spaces for washing machine and dryer, fitted basin and light point.

A further door from the front opens into a wing off to one side of the property.

Hallway: Beech laminate flooring, radiator and flank window.

Bedroom 2: Double bedroom, vaulted with beams, long wall mounted radiator, beech laminate flooring, exposed stone wall and light point.

Bedroom 3 : Double bedroom, vaulted with beams and beech laminate flooring. Airing cupboard with hot tank and light point.

Bathroom : Vaulted ceiling with suite comprising bath, wash hand basin and WC with concealed cistern. Cork flooring, exposed stone wall, light and shaver point and radiator.

Outside

Large Attached 35' x 22' Vaulted Barn : With exposed timbers and doors, timber clad. Oil tank. A wonderful and expansive barn ideal for car enthusiasts or those with hobbies and with scope to create additi0nal accommodation subject again to any necessary consents/covenants/policies etc.

Parking : To the front of the property is a delightful walled courtyard with five bar gate providing ample parking and turning. Attached to the barn is a double carport.

Garden : The property is set off a small no through shared private drive and extends to approximately 0.75 acre. To the front there are steps from the walled courtyard to a raised front









flagged terrace where there is access to the sitting room. The rear garden is a feature of the property boasting an expansive lawn with a superb, wide paved sun terrace creating an ideal entertaining area. Steps lead up to the lawn which is enclosed on all sides for a very high degree of seclusion with farmland adjoining the far boundary.

Conservatory / Summer House: A striking additional entertaining space for outside dining with paved floor and double doors onto the garden. Brick and timber construction with exposed brick feature wall.

Situation : The property lies in a highly sought after Downland village being superbly placed for access to footpaths and local amenities.

Bury lies in the South Downs National Park and is a picturesque village renowned for its period properties and countryside. The village boasts a church, pub/restaurant, primary school and preparatory school and a village hall with post office facility.

The surrounding area includes features such as The Wildbrooks, Amberley Museum, Bignor Roman Villa and numerous footpaths along the river and South Downs.

There is a mainline station at Amberley to London Victoria and Gatwick Airport.

Flood Risk: According to Gov.uk flood website there is a very low risk of flooding from rivers, seas or surface water an this location is outside a groundwater alert area.

Broadband: According to Ofcom website checker there is standard, superfast and ultrafast full fibre up to 1800 mbps available.

Mobile Phone: According to Ofcom website checker there is good outdoor coverage for EE and Vodafone, variable outdoor for Three and variable indoor and good outdoor for O2.

Covenants: Please inquire with the agents if you have any specific inquiries on any covenants that might affect a decision to buy.

Note : The property lies in the South Downs National Park and is in a conservation area.

CJ 3/7/26








Relax

Approximate Gross Internal Area 1428 sq ft - 133 sq m
(Excluding Outbuildings)
Outbuildings Area 934 sq ft – 87 sq m



Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

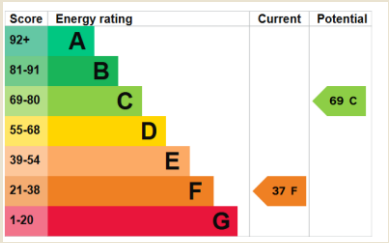
General

Services
Mains water electricity and drainage. Oil fired heating.

Local Authority
Chichester District Council

Council Tax
Tax band G £4113.57

Tenure
£1,200,000 Freehold



Pulborough Office

Burberry House, 143 Lower Street,
Pulborough, West Sussex RH20 2BX
01798 888111

Associate London Office

121 Park lane,
London W1K 7AG
0207 079 1553

www.comynandjames.co.uk
property@comynandjames.co.uk

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