



Plot 5, Tortington Lane Farm
Arundel, West Sussex, BN18 0BG

Plot 5, Tortington Lane Farm

Located in a semi-rural position, on the fringes of the historic market town of Arundel is this stunning modern barn conversion. This exceptional home forms part of an exclusive development of converted farm buildings by Clarendon Properties. Offering breathtaking rural views and spacious versatile accommodation, extensive outbuildings and large paddock.

Freehold · 4 bedrooms · 4 bathrooms · Open plan reception room · Double car barn · Large gardens

Description

Located in a semi-rural position is this collection of beautifully restored and converted Barns and Farmhouses by the award-winning developer Clarendon Properties.

These character homes were once crucial to the workings of the Arundel Equine Hospital, a highly respected centre, which served the world-famous John Dunlop Stables.

Tortington Lane Farm is approached via a pretty tree lined lane; with the entrance flanked by handsome brick walls. Once within the development an attractive driveway leads to a generous parking area and garaging. The parking area is notable, as provisions have been made for a good number of visitor spaces along with allocated residents parking.

Plot 5 enjoys the prime position within this exclusive development, sitting in spacious, gated South facing grounds, with breathtaking views over the surrounding countryside. On entering the property there is a magnificent vaulted reception hall with views straight through the barn to the gardens and paddock.

The barns accommodation has been carefully thought through, being split in to two main sections, with the sleeping quarters occupying the North East section, and the large vaulted open plan living space enjoying the South West aspect with views over the gardens and fields beyond.

In total there are four large bedroom suites all of which enjoy built-in wardrobes and en suite shower rooms. Of particular note is the master bedroom, which benefits from a walk-in dressing area with built-in wardrobes and en suite bathroom.



From the master bedroom double doors open out to a South West-facing terrace with a substantial oak framed pergola allowing for shade in the summer months.

The exceptional open plan living space enjoys the full height vault of this beautiful barn. Within this space is a well-appointed Neptune kitchen, dining area and sitting room with central wood burner. There are large picture windows and double doors to both the West and South aspect with a generous utility room and side aspect adjoining the kitchen. The barn benefits from a private gated driveway and Sussex barn style double carport. There are also 6 stable blocks/outbuildings along with a great deal of hard standing. To the rear of the property is an attractive terrace and lawns leading to a large paddock with views over surrounding countryside.

This exceptional development has been carried out by Clarendon Properties which previous notable projects have included the sympathetic restoration and development of a plethora of historic buildings including Langton Long Stables, Windborne. This unique Stable Block was originally constructed by Charles Cockerel, and for recognition of the works carried out, Clarendon Properties received a Civic Award and Blue Plaque for outstanding preservation and conversion.

Location

The cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park. Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Once a thriving fishing town the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.





Derby
Avedon





Tortington Lane Farm, Tortington Lane, Arundel, BN18 0BG

APPROXIMATE GROSS INTERNAL AREA = 2279 SQ FT / 211.7 SQ M

STABLE BLOCK / OUTBUILDING = 889 SQ FT / 82.6 SQ M

CAR BARN = 282 SQ FT / 26.2 SQ M

TOTAL = 3450 SQ FT / 320.5 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID532708)

Produced for Jackson - Stops

Services

Water & electricity are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun Council Tax: Band TBC

Reference

Plot 5 Tort

Viewings by appointment only

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



Pegasus Properties

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 arundel@pegasusproperties.co.uk pegasusproperties.co.uk

