



The Barn, Old Farm Barn, Liphook, Hampshire
Guide Price £1,095,000

The Barn

OLD BARN FARM LIPHOOK HAMPSHIRE GU30 7SY

Guide Price £1,095,000 Freehold

A fascinating opportunity to create your own country house in idyllic private grounds in a convenient location between Haslemere and Liphook.

Formerly part of the Old Barn Farm Estate and approached via a long gated tarmacadam driveway. The Barn - originally constructed in the late 1800s, has seen a number of changes and most recently has been used as separate dwellings for family use - a 2 storey barn, and adjoining annexe. The current owners have achieved Planning Permission (EHDC Ref: 59986) for a significant extension, taking the property to around 3,000 sq ft. There is a large storage barn, a formal garden and a paddock. In all, the plot extends to 2.4 acres. Additional land available.

The formal gardens are laid to the front, sides and rear of the property and feature lawns, established hedging, mature planting along with tarmacadam parking areas and separated by post and rail fencing is the paddock.

NB There is a public footpath running up the driveway past the house, although most people use the separate far driveway to walk through the land.

- Stunning opportunity to create a family home in the country
- 2 Storey Barn and adjoining annexe
- Forms part of a desirable community development
- 2.4 acre plot including formal gardens and paddock
- Additional Land Available by separate negotiations
- Approved planning permission to create a four bedroom family home
- Quiet location
- Large storage barn and ample
- No Onward Chain

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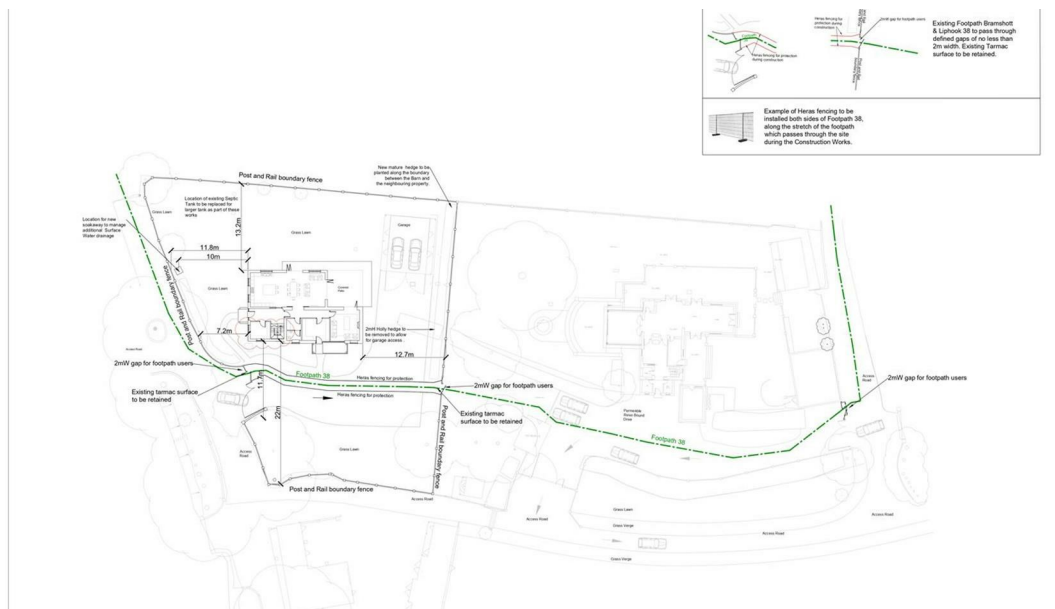
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Local Authority: East Hampshire District Council. Tax Band A
Services: Mains water and electricity, oil heating, private drainage









Old Barn Farm, Hewshott Lane, Liphook, GU30

Approximate Area = 1428 sq ft / 132.6 sq m (includes garage)

Annexe = 427 sq ft / 39.6 sq m

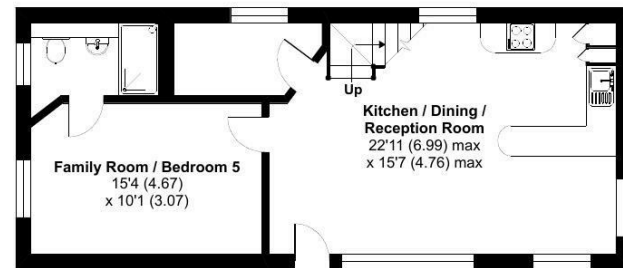
Outbuilding = 521 sq ft / 48.4 sq m

Total = 2376 sq ft / 220.6 sq m

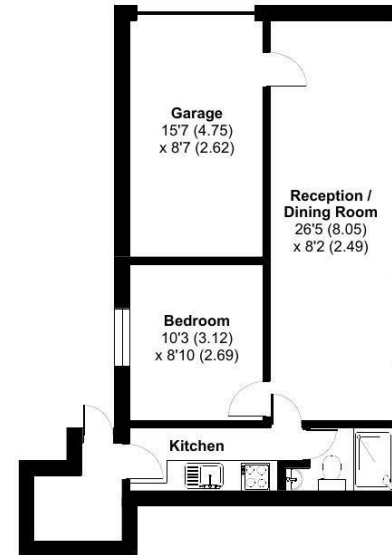
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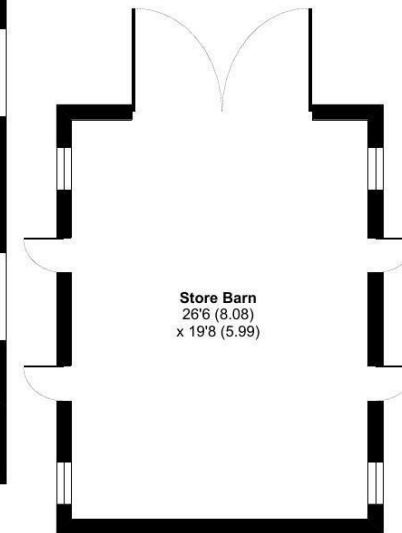
FIRST FLOOR



GROUND FLOOR



ANNEXE



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Clarke Gammon. REF: 1254964

SITUATION

Liphook provides a range of shops and amenities for day to day needs including Sainsburys and Lloyds Pharmacy. There are doctor and dental surgeries, pubs and coffee shops, cinema, schools for all ages including the popular Bohunt Academy and a main line station into London Waterloo in just over one hour. Nearby Haslemere offers a more comprehensive range of shops including Waitrose, M & S Food, Boots and W H Smith, hotels, restaurants, public houses and coffee bars, along with a main line station into London Waterloo from 49 minutes. The area as a whole caters for growing families with excellent schools both state

and private, a superb range of recreational and leisure facilities including Champneys Forest Mere, Liphook and Hindhead Golf Clubs and Old Thorns Golf and Spa Resort. There are many acres of National Trust and Forestry Commission land close by and the South Coast is only a half an hour drive, as is polo at Cowdray Park and horse and motor racing at Goodwood. The nearby A3 offers direct access to London and the motorway network.



DIRECTIONS

Heading south on the A3 exit at Liphook (B2131). At the junction turn left and immediately left again signposted Hewshott. Continue for approximately 0.8 miles and the entrance to Old Barn Farm will be found on the left. Heading north on the A3 exit at Liphook (B2131) and continue over the bridge and the turning to Hewshott Lane will be found on the left. Continue for approximately 0.8 miles and the entrance to Old Barn Farm will be found on the left. From Linchmere Road (B2131) turn into Hammer Lane. Proceed for approximately two miles to the top of Hewshott Hill, continue past both entrances to Hewshott Grove on the right and Old Barn Farm will be found after a further 180 yards on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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