



**Windfallwood House and Tappers Barn, Lurgashall GU28 9HA**  
**Freehold £1,250,000**

CLARKE  GAMMON

# Windfall Wood House & Tappers Barn

JOBSONS LANE LURGASHALL WEST SUSSEX GU28 9HA

Freehold - Guide Price for the whole £1,250,000

Planning Ref: SDNP/25/04282/HOUS

A rare and exciting opportunity to acquire a truly unique property set within approximately 2.25 acres of picturesque gardens, woodland, and waterfall, all privately situated on the peaceful outskirts of the highly desirable village of Lurgashall. A very interesting and unusual pair of properties and project, probably not mortgageable, but giving somebody the opportunity to create their own dwellings, either for an expanding family or dual family living.

Originally the well-known Lurgashall winery, the current owners have secured planning permission to convert the barns into stylish residential accommodation, with a total footprint of around 7,300 sq. ft. While current consent is for both the refurbishment and extension of the house and conversion of the barn into one dwelling, the scale and layout present the potential to replan for two or even three homes, subject to approval. None of the buildings are listed, offering further flexibility for developers or private buyers seeking a bespoke country lifestyle.

Windfall Wood House is located adjacent to the barns, and is a non designated heritage asset, currently uninhabitable, but it benefits from consent for extension and refurbishment to around 2,400 sq. ft. plus the cellar which is a further 185sqft and benefits from habitable ceiling heights and natural light with access to the garden. It also presents the opportunity for demolition and rebuild subject to planning.

In total the properties sit in grounds of around 2.25 acres of gardens, woodland meandering stream and waterfall, all privately set with a west facing aspect.

Lurgashall is a thriving and picturesque village within the South Downs National Park, with an historic green and popular country pub, The Noah's Ark.

Viewings can be undertaken by the vendors agents by prior appointment. It is planned to have some open afternoons or mornings, and interested parties will be notified in due course.

- Unique opportunity to restore and extend a former winery residence

- Planning permission approved for new side and rear extension to house

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- Period, unlisted cottage and barn with immense character

- Attractive and secluded west-facing plot with stream, waterfall and woodland

- Excellent scope for reconfiguration or multiple unit development

- 2.25 acres of private grounds

- Located in a highly desirable village setting

- Available as a whole or in two separate lots

## CG HASLEMERE

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Local Authority: Chichester District Council

Services: Mains water, Electricity, private drainage, no mains gas





# PROPOSED FLOORPLANS

## BARN





## SITUATION

Lurgashall is a thriving and picturesque village within the South Downs National Park, renowned for its charm, historic green and popular country pub, the Noah's Ark. The properties are set in peaceful and naturally beautiful surroundings whilst still being well positioned for easy access to nearby Haslemere and Petworth. The mainline station 6 miles away in Haslemere provides fast and easy access to London Waterloo in just under an hour.

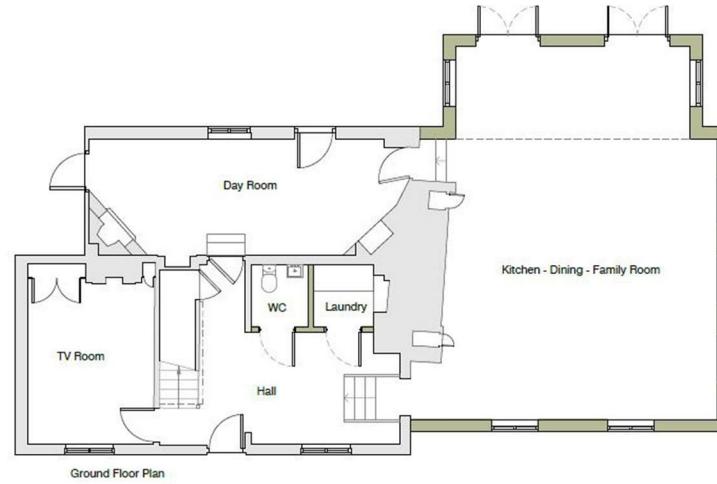
There is an excellent choice of highly regarded schools nearby in Haslemere, both state and private. The surrounding countryside is a haven for walkers and cyclists with much of it being in the South Downs National Park.

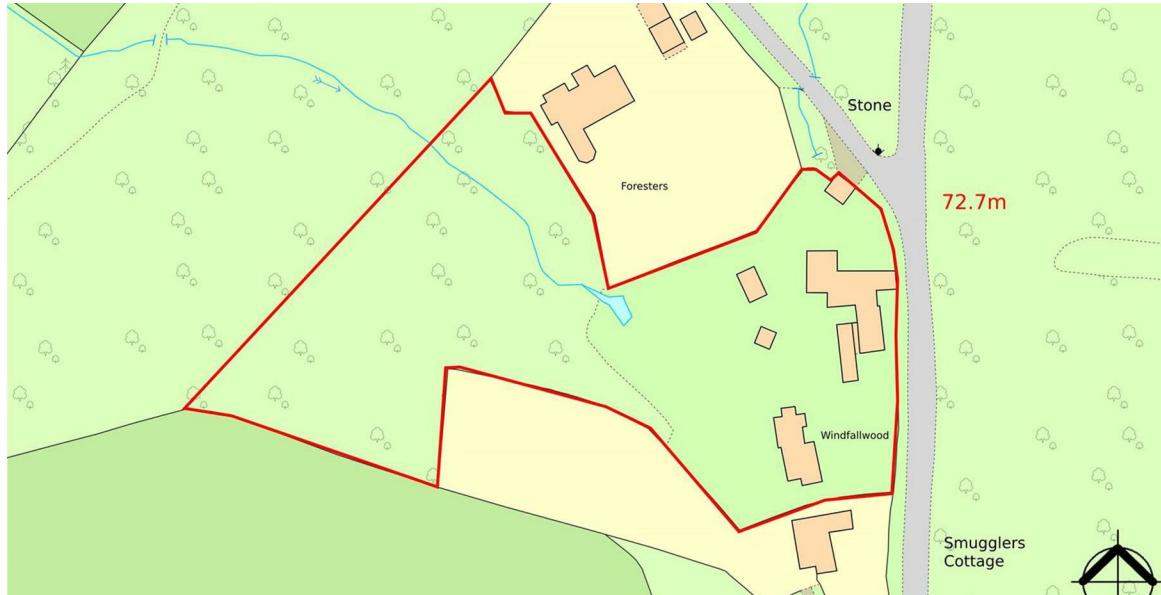
## DIRECTIONS

From our office in Haslemere head East on High St., turn left onto Petworth Road B2131. Continue for approx. 2.2 miles. Pass through Northchapel, and turn left onto Rodgate Lane to stay on B2131. Follow Rodgate Lane for about 0.7 miles. Turn right onto Cripplecrutch Hill A283. Continue on Cripplecrutch Hill for approximately 0.3 miles. At the Shillinglee/Gospel Green crossroads, turn right towards Gospel Green. The property will be found on the right.

# PROPOSED FLOORPLANS

## HOUSE





## PLANNING MATTERS

Stream/ditch reinstatement as per the agreed technical recommendation is required (£20,000 - £30,000).

CIL payment on buildings approximately at £101,000

### SDNP/23/03365/FUL

Change of use of disused winery to residential dwelling with replacement single storey side extension and demolition of outbuildings.

### SDNP/25/04282/HOUS

Proposed side extension including 2 no. additional dormers to west elevation, associated roof works and alteration to fenestration.



#### 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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