

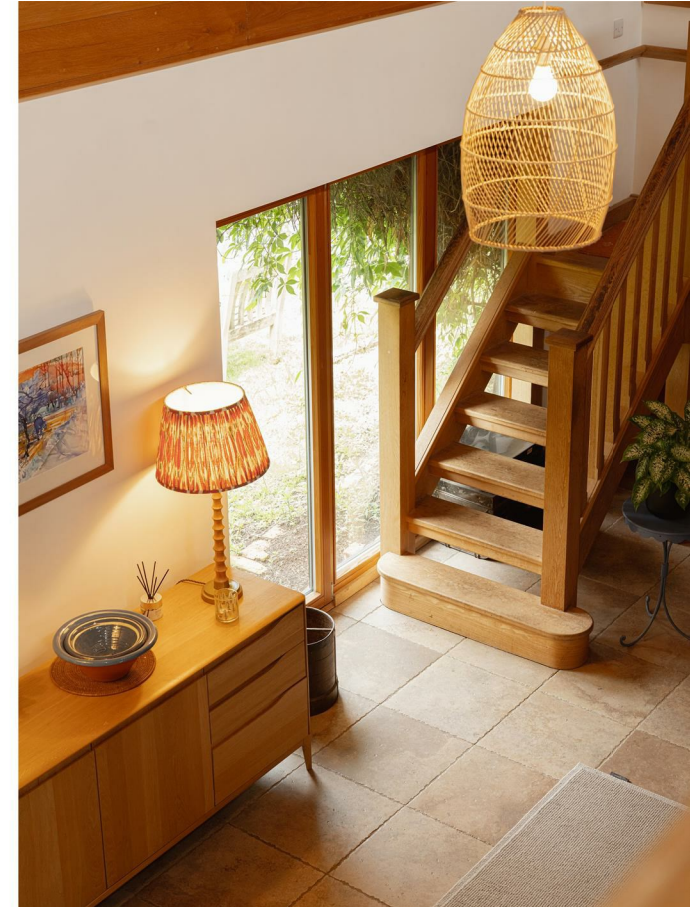


# Ryersh Lane, Dorking

£3,250 Per Month







“

This striking barn conversion in Capel, Dorking, blends historic charm with modern comfort, offering open-plan living, a mezzanine level, eco-efficient features, and stunning countryside surroundings—an ideal retreat for those seeking space, style, and rural tranquillity.

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Tucked away on a secluded farm in Capel, Dorking, this converted Victorian barrel-roofed barn is a striking blend of character and comfort. The original arched wooden-panelled ceilings soar overhead, while grand arched windows flood the living spaces with natural light.

The vast open-plan living and dining area features beautiful stone flooring and a log burner, creating a warm and inviting focal point. Large barn doors open wide to connect the inside with the surrounding landscape, while floor-to-ceiling glazed doors lead out to a private courtyard garden—ideal for morning coffee or evening drinks.

A convenient bathroom/shower room is located on the ground floor, adding flexibility to the layout.

A dramatic mezzanine vaults over the living and dining areas, enhancing the sense of space and grandeur. Glazed along its full length, the mezzanine allows even more natural light to fill the barn, highlighting the lovely wooden flooring and creating an airy, connected feel. From the mezzanine walkway, you'll find the bedrooms and bathrooms, designed to offer comfort and style in keeping with the barn's unique character.

The kitchen balances sleek modern touches with the barn's rustic framework, and the thoughtful layout makes it a natural hub for both everyday living and entertaining.

The barn is incredibly efficient, with double glazing, high-quality insulation, and heating and hot water supplied by an air source heat pump—there's no gas on site, making this a home that's as kind to the environment as it is comfortable to live in.

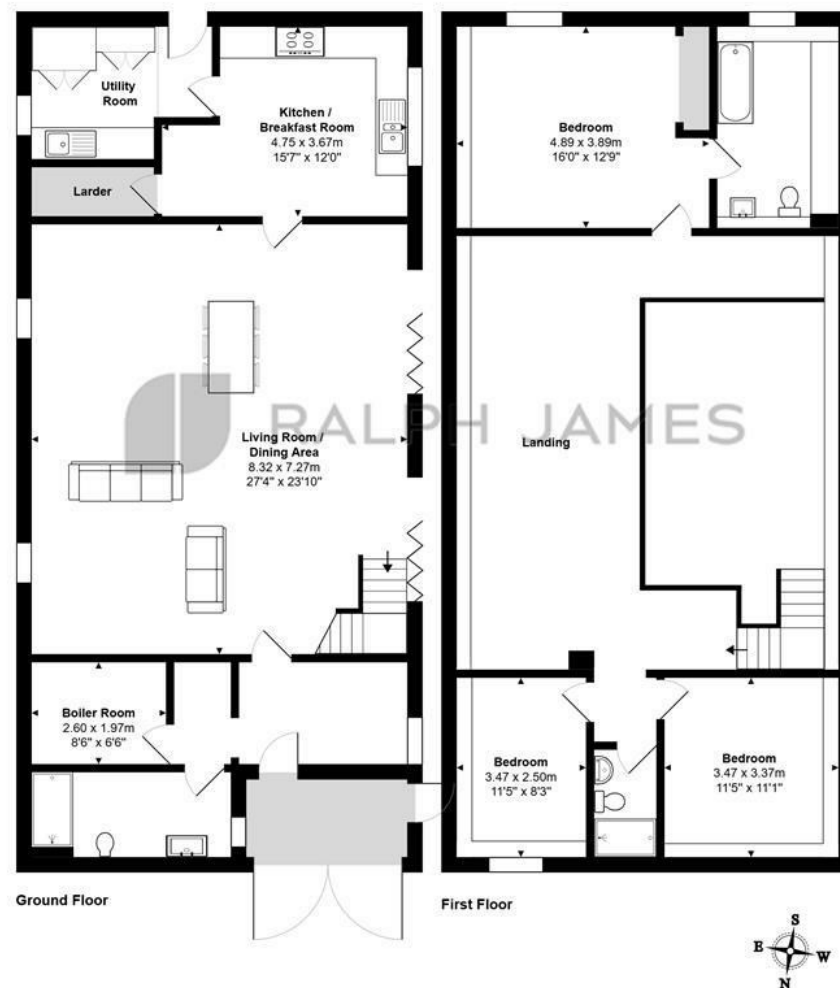
Outside, an abundance of parking means the home easily accommodates a large family or frequent guests.

This barn conversion honours its history while embracing the ease of modern living—a warm, welcoming home in a beautiful rural setting.



## Need to know

- Stunning barn conversion set on a secluded farm in Capel, Dorking
- Vaulted arched wooden-panelled ceilings and grand arched windows flooding natural light
- Dramatic mezzanine with full-length glazing overlooking the open-plan living and dining area
- Beautiful stone flooring downstairs; warm wooden flooring on the mezzanine
- Large barn doors and floor-to-ceiling glazed doors opening onto a private courtyard garden
- Efficient eco-friendly heating and hot water via air source heat pump—no gas on site
- Spacious kitchen blending modern design with rustic charm, ideal for family living and entertaining
- Ample parking space, perfect for large families or frequent guests
- EPC: C
- Council Tax: G



## Interested?

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#

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Ewekenes Farm, Ryersh Lane, Capel

Total Area: 235.8 m<sup>2</sup> ... 2538 ft<sup>2</sup>

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 RALPH JAMES