





# Cutlers Farm Barn Newlands Lane

Purbrook Heath, PO7 6TN

- STUNNING CHARACTER BARN CONVERSION IN SEMI-RURAL SETTING
- PLOT OF AROUND 0.64 OF AN ACRE WITH COUNTRYSIDE VIEWS
- MULTIPLE ROOMS WITH VAULTED CEILINGS & CHARACTER FEATURES
- SELF-CONTAINED ONE BEDROOM ANNEXE
- DOUBLE CAR BARN, LARGE WORKSHOP & AMPLE PARKING
- 5,238 SQ FT OF VERSATILE ACCOMMODATION INCLUDING OUTBUILDINGS
- IMPRESSIVE VAULTED DRAWING ROOM WITH EXPOSED BEAMS
- CENTRAL COURTYARD LINKING MAIN HOUSE & ANNEXE
- POTENTIAL FOR SECOND ANNEXE / MULTI-GENERATIONAL LIVING
- FRINGES OF PURBROOK HEATH & DENMEAD

A truly exceptional and versatile barn conversion offers multi-generational living, set within approximately 0.64 of an acre, enjoying a delightful semi-rural position on the fringes of Purbrook Heath & Denmead, with far-reaching countryside views.



This beautifully presented and sympathetically converted barn offers an impressive blend of character and contemporary living, extending to approximately 5,238 sq ft (486.6 sq m) in total, including annexes and outbuildings. The property is arranged around an attractive central courtyard, creating a unique sense of privacy and cohesion between the main residence and its additional accommodation.

The main residence is particularly striking, with a stunning drawing room featuring a vaulted ceiling and an array of restored original beams, creating a wonderful sense of volume and light. This impressive space forms the heart of the home and is perfectly complemented by further areas of open-plan living. Many rooms throughout the property enjoy vaulted ceilings, enhancing the feeling of space and architectural charm.

The kitchen/breakfast room is both stylish and functional, fitted with modern cabinetry and offering ample space for informal dining, while enjoying views over the courtyard and gardens. Adjoining living and dining areas provide flexible spaces ideal for both everyday family life and entertaining on a larger scale.

The accommodation is highly adaptable, with multiple bedrooms arranged across the ground and first floors. In addition, there is a self-contained one-bedroom annexe, ideal for multi-generational living, guest accommodation, or potential income.

Further versatility is provided by a second potential annexe, currently arranged as a home office suite, offering excellent scope for those seeking additional independent living space or further guest accommodation.

Externally, the property continues to impress. The central courtyard creates a charming focal point, perfect for alfresco dining and entertaining, while the surrounding grounds extend to approximately 0.64 acres, offering a balance of landscaped areas and open space with delightful rural views.

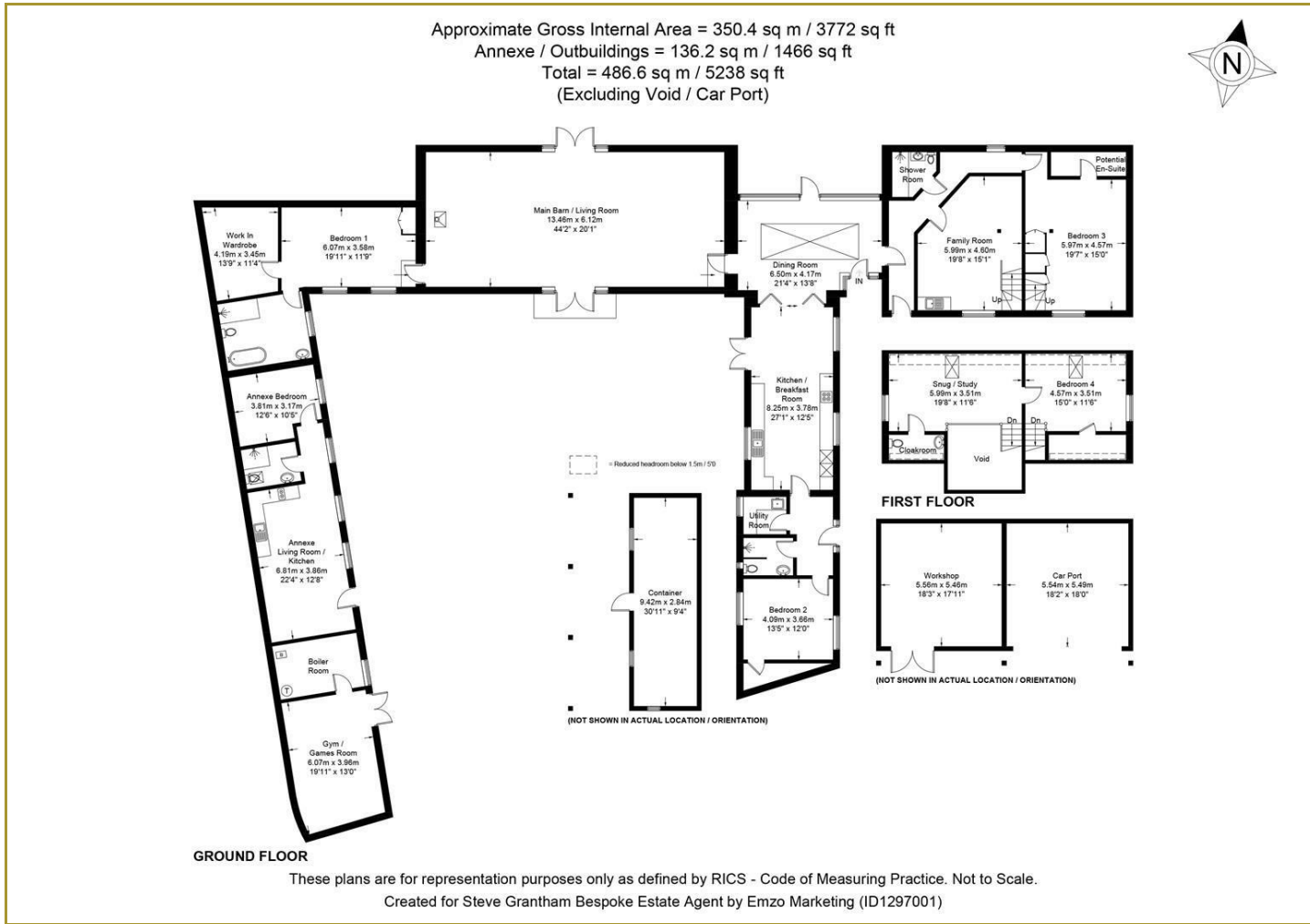
There is ample off-road parking, along with a double car barn adjoining a substantial workshop, which itself offers potential to be converted into an additional double car barn or further ancillary accommodation, subject to the necessary consents.



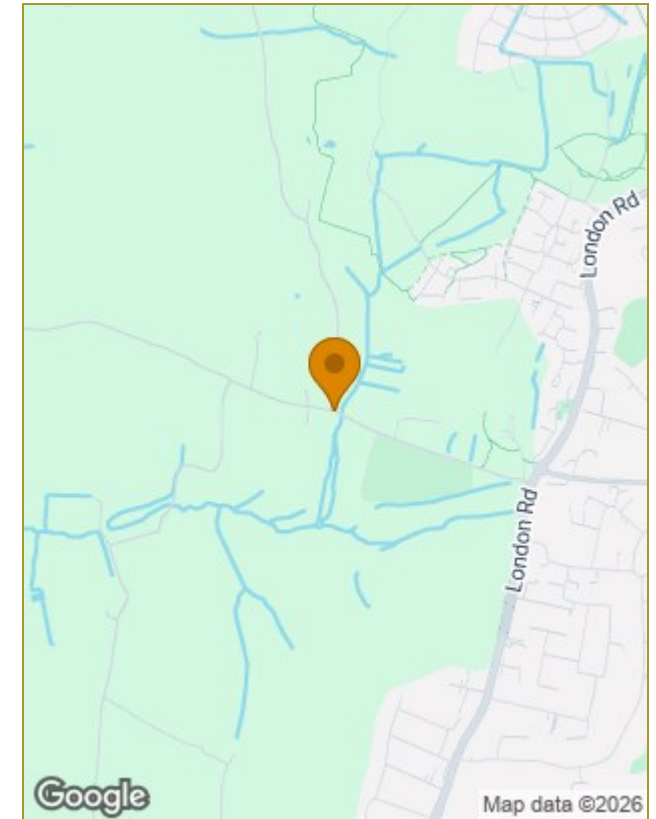




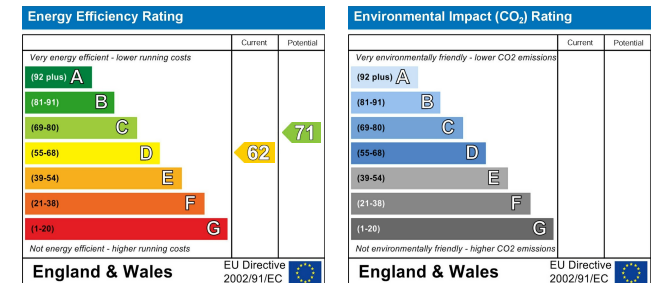
# Floor Plans



# Location Map



# Energy Performance Graph



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