Penfolds,
Property People.

Loxwood, Billingshurst.

£995,000 Freehold



Penfolds,
Specification.

NO ONWARD CHAIN — A beautifully presented Grade II listed barn conversion with light-filled interiors, period character and sweeping countryside views.

Expertly restored, this versatile home pairs original features with modern comfort.

Flexible accommodation comprises main residence with a spacious principal bedroom, second bedroom currently used as a dressing room and family bathroom, all ground floor; with mezzanine bedroom overlooking the sitting room. The self-contained annexe offers a generous fourth bedroom and contemporary shower room above a double garage with electric roller doors and an internal workshop—ideal for guests or multi-generational living.

Exposed beams and open views give the interiors warmth, light and a strong connection to the gardens and expansive views.

At its heart, a vaulted sitting room with exposed beams, wood-burning stove and far-reaching views creates an inviting space. A bespoke kitchen and separate dining room suit both family life and entertaining.

A detached studio provides a peaceful workspace or creative retreat. Mature planting, terraces, a pond and uninterrupted countryside views complete the landscaped gardens.

Electric gates open to a generous gravel driveway with parking for multiple vehicles.

Just outside sought-after Loxwood, this unique property is ideally suited to weekend retreat living, multigenerational households, a home business with live-in space, or rental income (subject to any relevant consents). The barn is on mains electricity and water with private drainage and oil fired central heating with underfloor heating in the main barn.



















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NO ONWARD CHAIN
• Grade II Listed Sussex barn
• Vaulted sitting room with beautiful exposed timbers and log burner
• Three bedrooms and bathroom in main residence
• One bedroom and bathroom in self-contained annexe, ideal for multi-generational living, guest suite, or rental income
• Double garage and workshop
• Detached studio, ideal as a creative space, gym, or home office
• Garden landscaped by Chelsea Designer Nick Dexter
• Electric gates, gravelled driveway and generous parking
• Underfloor heating in main barn

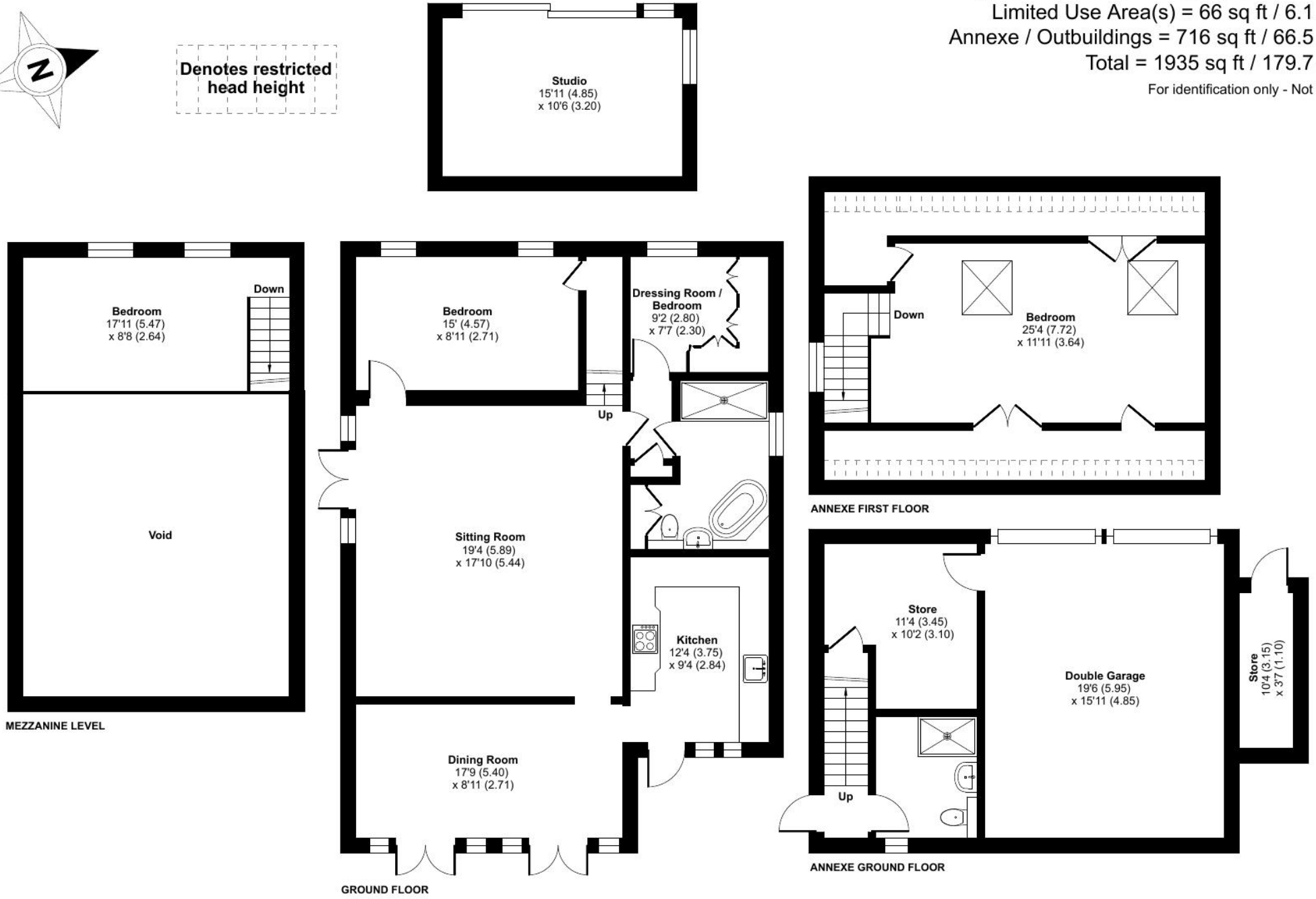
"What we've loved most is the feeling of peace the barn brings the moment you come through the gates. Surrounded by nature, with beautiful views in every season and light-filled flexible spaces to gather, relax and unwind, it has been a deeply happy home for us."

The owners

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Approximate Area = 1153 sq ft / 107.1 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Annexe / Outbuildings = 716 sq ft / 66.5 sq m
Total = 1935 sq ft / 179.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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