



## France Lane, Patching, BN13 3UP

Freehold

Grade II Listed detached barn conversion • Four reception rooms • Four bedrooms • Wrap around garden offering 0.63 of an acre •  
Stunning countryside views across farmland and beyond • Fantastic walks as near Angmering Park Estate • Located within the  
South Downs National Park

*Cooper Adams*



This exceptional four-bedroom Grade II listed barn conversion blends 18th-century character with modern comfort. Filled with exposed timbers, vaulted ceilings, and solid oak finishes, it enjoys far-reaching views over farmland to the South Downs. At its heart is a stunning reception and dining hall dating to around 1720, laid with sandstone tiles and setting the tone for the rest of the home. The country kitchen with limestone floor and new range cooker leads to a utility and WC, while a cosy family room with log burner rises to a charming mezzanine. The main bedroom overlooks open fields and includes an en-suite shower room. Stairs from the hall lead to a generous lower level with a double bedroom and en-suite, a family bathroom, another double bedroom, and a fourth bedroom or study. A separate staircase reaches a magnificent first-floor sitting room, an atmospheric space with a log burner, dramatic views, and access to an additional mezzanine or study area. Facing west, it captures unforgettable sunsets. Outside, nearly 0.63 of an acre of wraparound garden and a large driveway with double garage. Practical features such as a shed, log store, oil tank, and discreet off-grid sewage system sit naturally within the landscape.



Patching is a small, rural village and civil parish located on the southern slopes of the South Downs, roughly 6km (4 miles) northwest of Worthing. It's known for its rural nature and character, with a focus on preserving the area's landscape and environment. The village has a single main street and is surrounded by rolling farmland, with ancient woodlands to the west and north. This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





**France Lane, Patching, BN13 3UP**  
**Approx. Gross Internal Floor Area 3859 sq. ft / 358.62 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams



Material information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and do not form part of a contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstoke, Reg No: 01727482, VAT No: 962847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - [www.cooper-adams.com](http://www.cooper-adams.com)