



QUARRY FARM  
HAMPSHIRE



# QUARRY FARM

## Empshott Green, Liss, Hampshire GU33 6HU

A fantastic property with extensive equestrian facilities and a range of accommodation. Quarry Farm has a lot to offer with a wide range of possibilities for both the equestrian and residential set up. Set in around 17.5 acres on greensand.

Quarry Farm presents a 4-bedroom main house and a further 2,364 sq ft converted barn, split into three holiday let apartments with fabulous outlook over the land and gardens. The extensive equestrian facilities include three stable yards, a 60m x 20m outdoor school with separate viewing gallery, large agricultural barn and a variety of further storage, garage, or workshop facilities.

***4 Bedrooms • 3 Holiday/equestrian holiday lets • 60m x 22m outdoor school with viewing gallery • storage barn • large agricultural barn • 16 boxes • garages and workshops • office/further chalet accommodation • ample hard standing and parking • In all, some 17.5 acres on green sand • Access to fantastic and safe hacking on National Trust land or quiet country lanes.***



### The Property

The 4-bedroom main property is well presented, light and spacious. Downstairs is a fitted kitchen with breakfast bar, two large open plan reception rooms, sitting/dining room with vaulted ceiling and log burning stove and bifold doors to the patio, a useful utility with butler sink, WC with a shower and office/boot room.

Upstairs is a landing with a bay window and seating area and 4 good sized bedrooms, two with en-suites and two with jack and jill access to a shower room.

Outside is a lovely terrace area with sandstone paving and seating for outdoor dining. The patio area to the front of the property has lovely flower beds, trees and greenery surrounding the house.

### Holiday/ Equestrian holiday lets

The holiday let / equestrian holiday let building is split into three apartments, providing fantastic accommodation with the potential and planning permission granted to reconfigure into one unit. The top floor apartment benefits from a large balcony seating area with a fantastic vista across the garden, land, and the downs in the distance. There is also a lovely, covered terrace and large patio below which is ideal for entertaining and relaxing.

The two other apartments benefit from open plan kitchen and living areas with double bedrooms with access to the large patio area and courtyard, and one has underfloor heating.

Towards the sand school there is a wooden 2-bed chalet or office with kitchen, log burning stove with an undercover outside dining area and log store.

### Gardens and grounds

The generous gardens are mainly laid to lawn with attractive planted trees, hedges and flowerbeds. To the side is a vegetable garden with pagoda entrance surrounded by trees and hen coop as well as a large garage and workshop. To the front of the holiday/ equestrian lets a garden path leads to an oak framed BBQ and entertaining area with a tiled roof. A smart gravel driveway extends around the property to the sand school which can also be accessed via a separate entrance to the stable yard so the two can remain relatively separate if preferred. Beyond the gardens are paddocks with post and rail fencing down to the treeline with woodlands extending down to the river Rother.





## Equestrian facilities

- 16 stables
- 60m x 22m outdoor arena
- Barn with viewing gallery
- Some 17.5 acres on green sand
- Large 6 bay agricultural barn with sand surface

The facilities would suit a wide variety of equestrian enterprises and are split between three well-presented yards with 16 boxes in total. The facilities include an international sized outdoor arena, a large agricultural barn with a sand surface, a newly built hay barn and viewing gallery, tack and feed stores, wash down area, yard accommodation/ and some 17.5 acres. The property boasts access to fantastic and safe hacking on National Trust land or quiet country lanes.

The first yard to the south of the main house comprises four generously sized stables, a large awning over the yard area and trees to the front. A corridor leads through to the second yard, a smart ten-box yard with brick built and wooden stables in a courtyard set up with tack room/feed store and yard WC. There is a central raised flower bed and a newly refurbished storage barn with roller doors and a viewing gallery overlooking the outdoor 60m x 22m arena.

To the north is a two-box wooden stable yard with large tack room with mezzanine floor and roller doors and a wash down area with overhead hose and cast-iron bath/dog wash area. The stables and awning are a good height giving a grand feel to the yard with a neat concrete yard with a brick border joining the gravel drive.

The international sized outdoor arena with sand and rubber surface has post and rail fencing and a mature hedge to one side. There is a large 6 bay agricultural barn with roof lights and a sand surface, used for exercising horses and machine storage.

The equestrian facilities can be accessed via a separate entrance which is ideal for horse box access and any livery clients.

## Land

The land extends to around 17.5 acres on green sand, with several smaller well fenced post and rail paddocks and a field shelter close to the stables and sand school. The paddocks are well sheltered by surrounding trees.







## Situation

Quarry Barn is situated in a quiet and rural location yet approximately 1.4 miles from the A3 leading to excellent transport links. The village of Hawkley is close by as is Bordon village with a newly opened leisure facility with fantastic pool/gyms and shops. At Buriton you can pick up the South Downs Way into West Sussex or back to Winchester.

Petersfield, with its comprehensive range of facilities including lido, restaurants and mainline station is within easy access. More local stations are located in Liss and Alton. Haslemere and Petworth are also an easy drive from the property.

The South Coast, West Wittering and Bosham are just 20 miles away. The property is within 30 minute drive to Goodwood Racecourse and Motorsport, with polo and golf at Cowdray, Sailing at Chichester and a variety of leisure clubs locally.

There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels including Charterhouse, Ditcham Park, Bohunt, Churcher's College, The Petersfield School and Bedales.







### Further Information

**Services:** The heating|energy provision is as follows : Ground Source Heat Pump providing under floor heating and radiators in the barn.

Air Exchange AC in barn and letting units Supplementary low-cost electric heaters in letting units Wood burners in barn and supplementary accommodation

There is a PV Panel system in the FIT providing reduced energy costs and an annual income of approx. £ 1,400-1,500 per year.

Mains water and electricity and private drainage

**Local authority:** East Hampshire District Council ([easthants.gov.uk](http://easthants.gov.uk))

South Downs National Park ([southdowns.gov.uk](http://southdowns.gov.uk))

**Tax Band:** G

**EPC:** Band D & F

**Tenure:** Freehold

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents & WRP

**Land map:** For indicative purposes only, not to scale.

# Quarry Farm, Empshott Green, Empshott, Liss, GU33

Main House = 2539 sq ft / 235.8 sq m

Holiday Letting = 2364 sq ft / 219.6 sq m

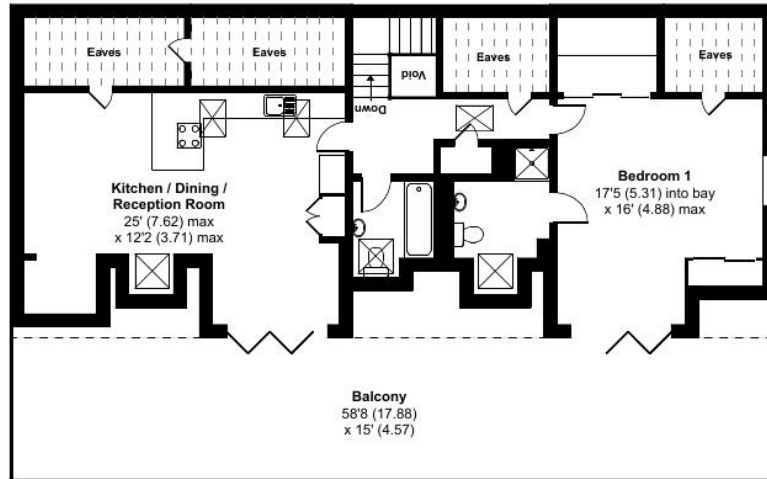
Limited Use Area(s) = 225 sq ft / 20.9 sq m

Outbuilding = 11529 sq ft / 1071 sq m

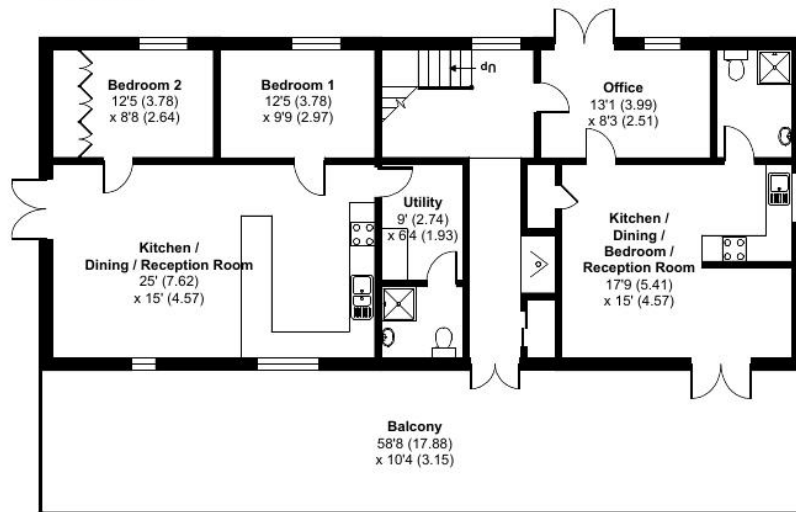
Total = 16657 sq ft / 1547.4 sq m

For identification only - Not to scale

## BARN CONVERSION



FIRST FLOOR

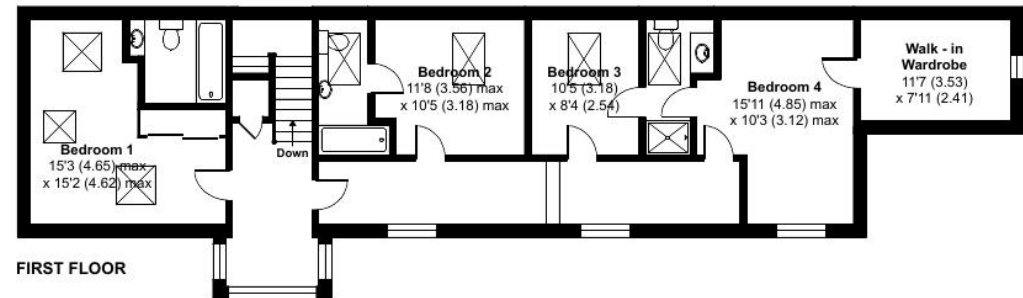


GROUND FLOOR

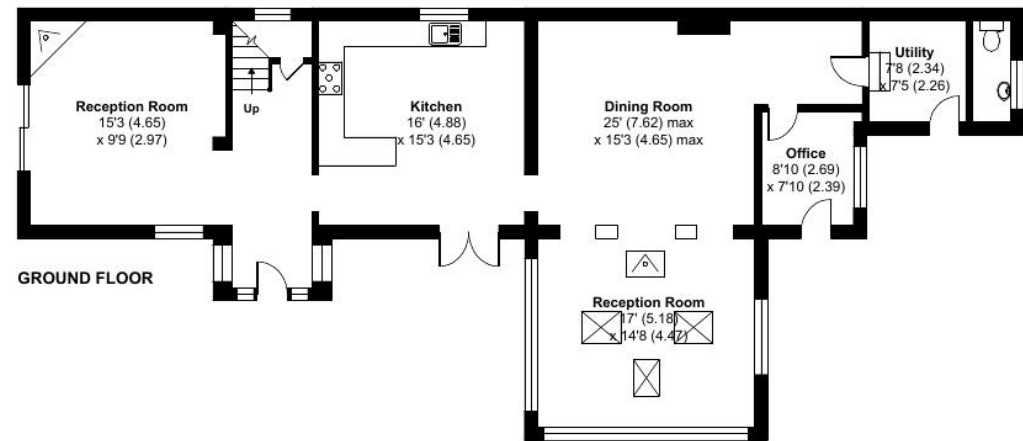


Denotes restricted head height

## QUARRY BARN



FIRST FLOOR



GROUND FLOOR

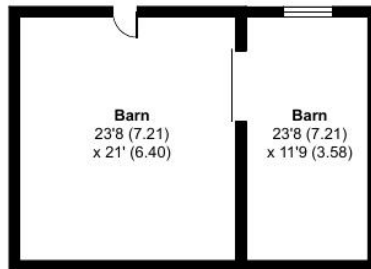


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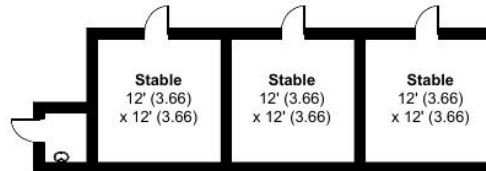


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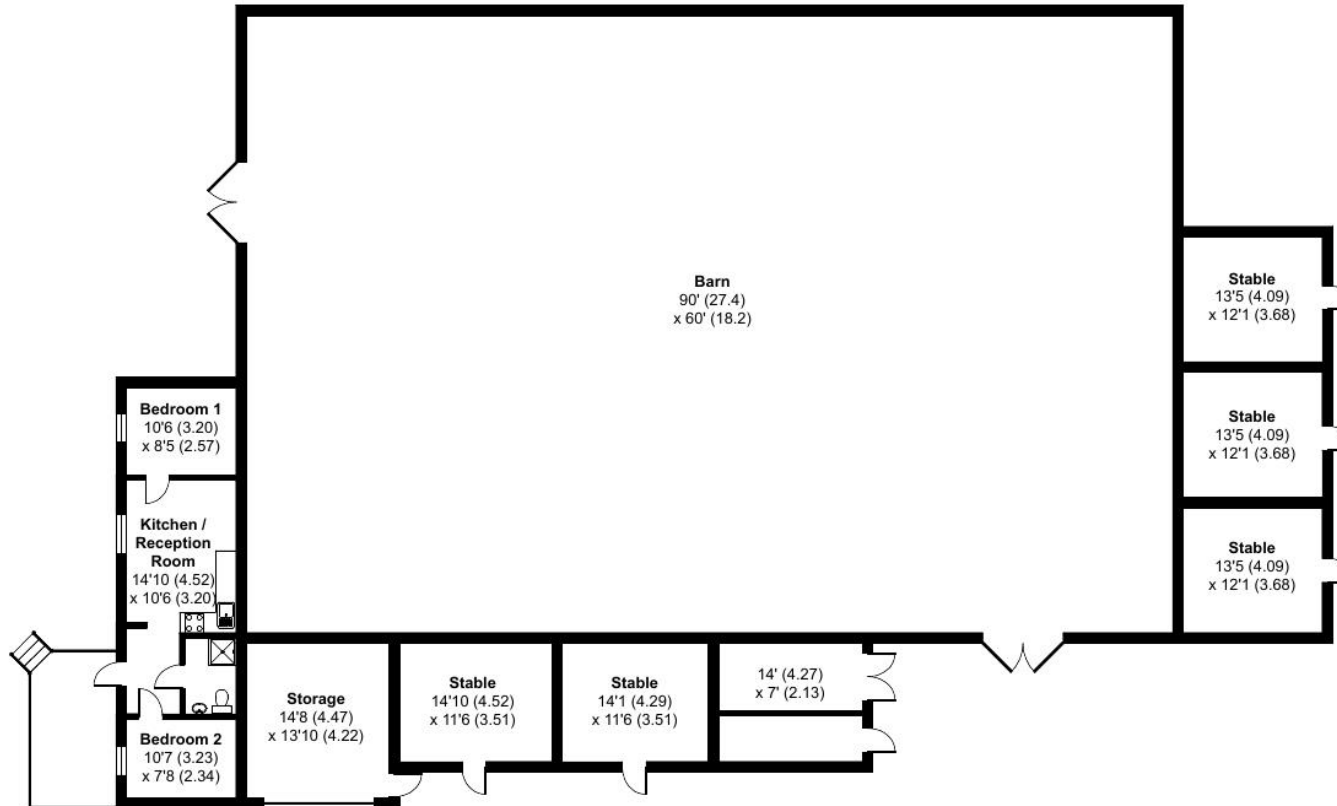
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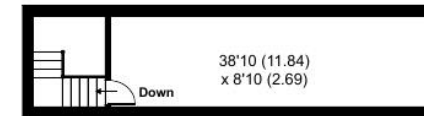
OUTBUILDING 4



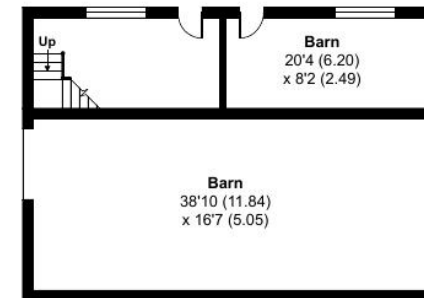
OUTBUILDING 5



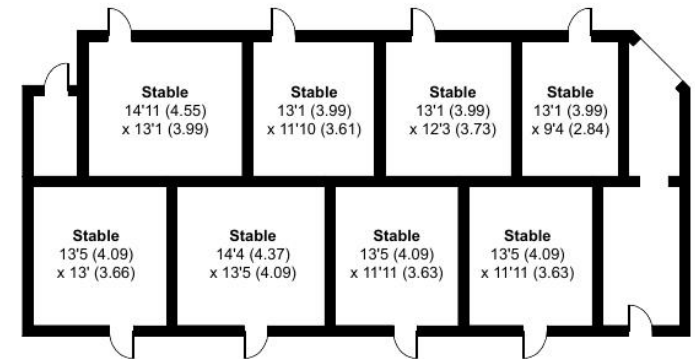
OUTBUILDING 1



FIRST FLOOR  
OUTBUILDING 3

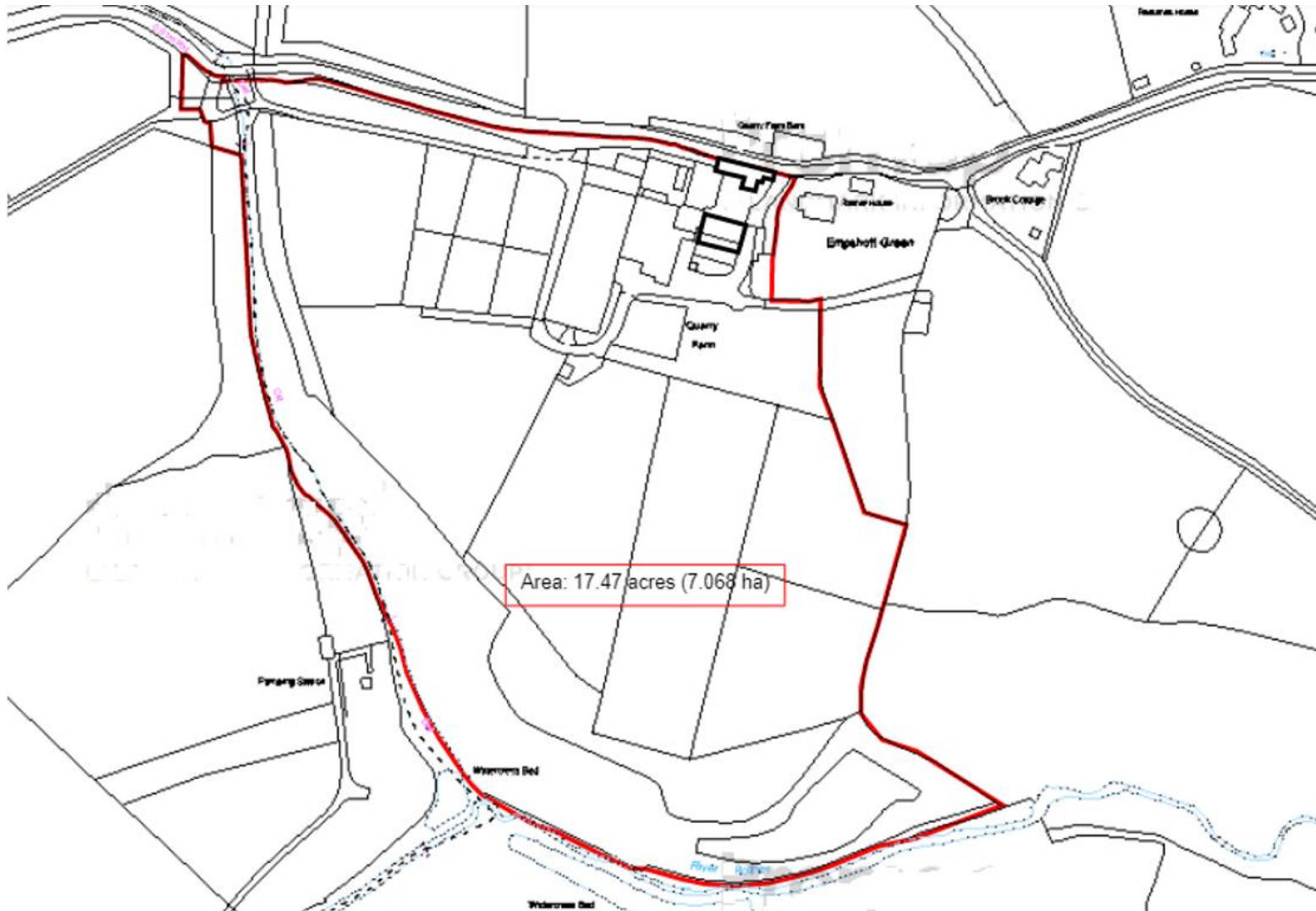


GROUND FLOOR  
OUTBUILDING 3



OUTBUILDING 2

## Quarry Farm Land Plan



### Contact details

#### Churchill Country & Equestrian

Event House

Wisborough Green

West Sussex

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[property@churchillcountry.com](mailto:property@churchillcountry.com)

**CHURCHILL**  
COUNTRY & EQUESTRIAN

**Viewing strictly by appointment through the Joint Agents, contact details above.**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.