



Blakes Farm
Ashurst, West Sussex





Blakes Farm,

Steyning Road, Ashurst, Nr. Steyning, West Sussex BN44 3AN

Guide Price £1,325,000 - Freehold

- A delightful equestrian & mixed farm smallholding with period farmhouse, , outbuildings, equestrian facilities & pasture land with stunning views. Council Tax Band 'G'. EPC 'F'.
- Charming Grade II Listed Farmhouse: entrance hall, rear hall, utility room, cloakroom, family kitchen/breakfast room with AGA, living room, snug, study, 3 double bedrooms & bathroom. Delightful gardens.
- Outbuildings incl. garaging, American barn with 6 stables & 4 additional stables, manège, 3-bay barn & stores, fenced paddocks.
- Lying on the rural edge of the very popular small village of Ashurst.
- Extending overall to approximately 7.55 acres (3.06 Ha).
- Potentially Available by Separate Negotiation: Old Dairy/Sussex Barn: 2-bedroom single storey conversion attached to barn previously with consent for additional conversion together with garden area & adjacent parking.

Description

Blakes Farm comprises a delightful equestrian and mixed farm smallholding occupying a very attractive rural location on the Southern edge of the popular small village of Ashurst and with sensational views from the rear of the property over its garden and land and thence over a wide expanse of adjoining countryside to the South Downs in the distance.

Over the last 12 years the owner has enhanced the property to create a home of great appeal with considerable outside interests ranging from the good equestrian facilities to further outbuildings and the home to a menagerie of different stock.

The well fenced pasture fields are divided into compartments including for the owner's rare breed sheep, pygmy goats, alpacas, pigs, poultry & fowl, as well as with there being wonderful and extensive walks for canine friends directly accessible from the footpath to the North of the farm.



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The property extends to approximately 7.55 acres (3.06 Ha) and includes two vehicular access points from the Steyning Road to both the farmhouse and to the rear yard and which also provides access to the neighbouring Old Dairy/Sussex Barn conversion and which unit could potentially be available for acquisition by separate negotiation.

The charming Grade II Listed farmhouse is believed to be of 17th C. or earlier oak framed construction with handsome external elevations of part exposed timbering and plaster infill panels, part red brick and part clay tile hanging under a pitched and part hipped clay tile covered pitched roof with catslide to the North side. The house affords accommodation of considerable character with extensive exposed beams and joinery and including on the ground floor - and being the heart of the house - the **family kitchen/breakfast room** with range of hardwood topped fitted units, sink, hob, Aga, larder, **rear hall utility area** with boiler room and separate **shower/cloaks room**. The interconnecting reception rooms lie on the South side of the house with **double aspect study**, **living room with inglenook fireplace** and French door to garden and then **snug**, also with **pretty inglenook** with wood burning stove, plus link back to the front hall.

To the first floor, there are **three double bedrooms** each with fitted cupboards with bedroom one in particular enjoying a lovely double aspect outlook over the property to the Downs in the distance. Airing cupboard off landing and **bathroom**.

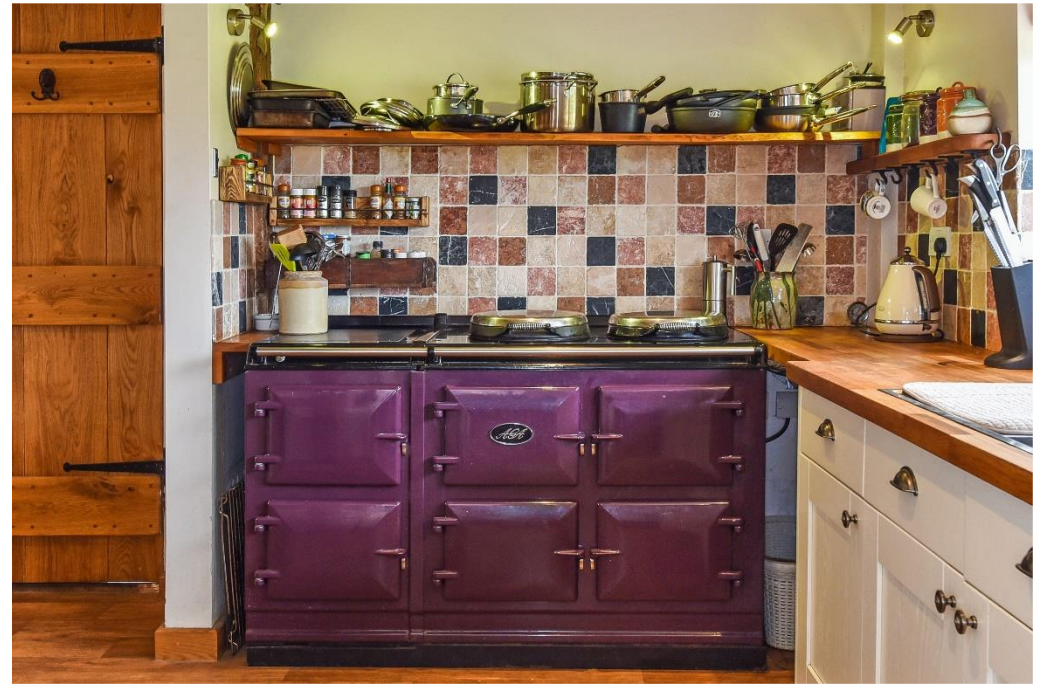
The house sits in a delightful, primarily **South and East facing garden** with wide expanses of lawn with specimen trees, shrubs and fruit trees and, to the South side, a well-designed **kitchen garden area** with smart **Hartley Botanic greenhouse** to its centre including power, heating and automatic vents. Including mixed wildflower, fruit and vegetable raised beds and with ready manure supply from the **rare breeds pig pen** to one side.

Colourful mixed climbers adorn the sides of the house with extensive areas of paving and **terracing for alfresco dining and from which to enjoy the fine views** and with interlinking paths to the yard area and also to the paddocks with fence enclosed **duck and geese pond** to one side.

The yard area includes a good range of outbuildings including **two garages and adjacent stores** and a former agricultural building converted to an **American barn style stabling with six internal boxes, store and central concreted passage**. To the East end of the building there is a small concrete yard area with an **open fronted store including two further stables and fodder store** and with an **adjacent pair of further stables**. Adjacent **studio/garden room**.

To the rear of the yard with extensive **hardened parking and turning areas** is a former muck heap/**wash down area** being part sleeper enclosed and with an adjacent **3-bay steel framed implement/general storage barn**.











Links lead to the land or back to the rear farm entrance with further parking and turning and gated access to the road and adjoining the neighbouring Old Dairy & Sussex Barn and its adjacent parking.

The land includes a well thought-out and managed block of pasture land adjoining a neighbouring mixed woodland copse to the West side to add shelter and with hedged outer boundaries and stock fenced internal boundaries with **wide central passage/additional grazing serving the six main stock fenced paddocks and also linking to an outer perimeter grass track**. Each paddock has automated water drinkers and with **mobile field shelter** to one side utilized by rear breed sheep and with adjacent **poultry run and shed** to one corner of the garden plot.

To the North side of the main pasture area is a **further home paddock** and which, like the rest of the land, enjoys lovely views and in turn borders the glamping area (28 days of year permitted use) which is interconnected by lockable gates to the garden. This area includes delightful and well-planned guest space with the **facilities potentially available by separate negotiation including a charming shepherd's hut, a composting lavatory, wash down area and outdoor shower** and all of which are positioned to enjoy the fabulous position and views and with nearby **pygmy goat enclosure** for added entertainment. This adjoins the post & rail fence enclosed **40m x 20m manège**. Further to the North side is a lower lying area of lush **brookland pasture** with public footpath passing through and interconnecting to the rear drive.



THE OLD DAIRY/SUSSEX BARN POTENTIALLY AVAILABLE BY SEPARATE NEGOTIATION

POTENTIALLY AVAILABLE BY SEPARATE NEGOTIATION: The Old Dairy is an attractive single-storey part brick and part stone and tiled outbuilding including **hall, sitting room, conservatory, bedroom and adjacent shower room, second bedroom and adjacent bathroom and kitchen/breakfast room**. This building is in turn attached to the unconverted two-storey **Sussex Barn** with its weather boarded and part brick elevations under a clay tiled pitched and hipped roof with lean-to catslide building to the East side.

Subject to consents, there is potential to enlarge the Old Dairy within the Sussex Barn to **create generous three-bedroom accommodation** partly on two floors and with planning consent last granted (now lapsed) in 2013 (ref **DC/13/2048 & DC/13/2049** in respect of Listed Building consent – being adjacent to the Listed farmhouse). A copy of these previously approved plans are available on request. **South facing courtyard garden** within the brick wall enclosed former folding yard to the South side. Adjacent **allocated parking area** and utilizing the rear driveway.

Location

Blakes Farm lies to the South side of the very popular small rural village of Ashurst with frontage to and access from the Steyning Road/B2135. Ashurst includes the parish church of St. James', a Church of England primary school (SIAMS rated 'outstanding' and OFSTED 'good' rating) with the adjacent cricket and recreation ground, a classic country



pub at The Fountain, plus a variety of community events held at the modern village hall. The pretty and historic old market town of Steyning is approx. 3.5 miles away and provides a good range of shops and amenities for everyday needs including a supermarket, restaurants and pubs, a sports centre, primary school and secondary school at Steyning Grammar School.

The market town of Horsham is approx. 11.25 miles distant and offers a more comprehensive range of facilities as well as mainline railway station with services to London Bridge and London Victoria. The nearby South Downs National Park provides many miles of spectacular walking and bridle paths, whilst the coastal, business and entertainment City of Brighton & Hove is some 15 miles distant. The A24 is within convenient reach providing fast access to the historic market town of Horsham, the M23, Gatwick Airport, (approx. 23.25 miles) London and the wider motorway network. Additional mainline train services can be found at Hassocks (c. 11 miles) or Haywards Heath (c. 13.5 miles).

Information

Particulars prepared May 2023 with photos July 2022 & May 2023 (ref RBA). The Farmhouse - Council Tax Band G. Freehold title no. WSX271742.

Mains water and electricity are understood to be connected. Oil-fired central heating with radiators to the Farmhouse. Private drainage plant.

The property is sold subject to all outgoing, easements and other rights and obligations of every description whether mentioned in these particulars or not. A public footpath passes through the North side of the property. The garage on the neighbouring property to the North side has a right of access over the initial section of the North/farm drive as shown hatched on the plan and also with a right of access reserved for the retained Old Dairy and its parking.

Directions

From Steyning travel North towards Ashurst and the property will be found on the right-hand side within the 40mph speed restriction before going up the hill. **Alternatively**, travelling South from Horsham down the A24 and the B2135/Steyning Road, pass through Partridge Green and then Ashurst and the Fountain Inn on the left and continue down the hill and the property will be found thereafter on the left-hand side.

What3words: ///strikers.lion.speared

Viewing

Strictly by appointment through Sole selling Agents H.J. Burt's **Steyning Office:**

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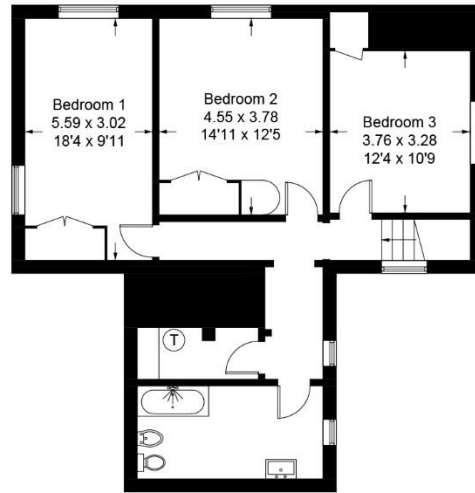


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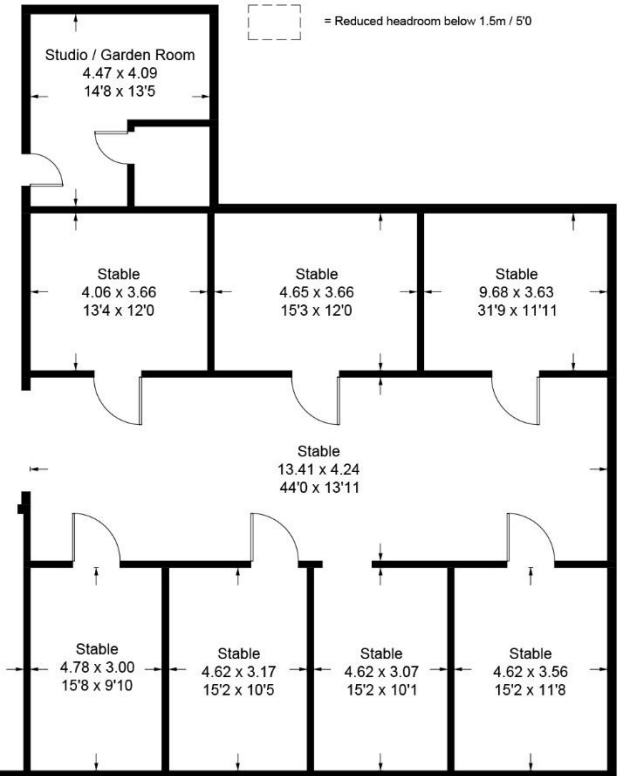
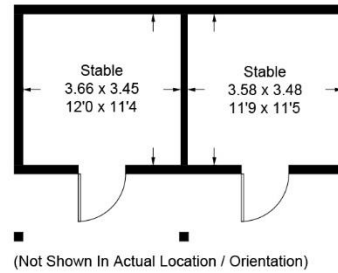
Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft
 Garage = 274.9 sq m / 2959 sq ft
 Total = 464.6 sq m / 5001 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID875816)

Blakes Farmhouse,
Ashurst, West Sussex



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