

CHURCHILL
COUNTRY & EQUESTRIAN



KAHNTERS FARM
WEST SUSSEX

Kahnters Farm, Gay Street, Pulborough, West Sussex, RH20 2HJ

A charming 3-bedroom home in an idyllic location within the Sussex countryside. Set within some 8 acres with mature gardens, stunning views, and a range of outbuildings and stabling, Kahnters Farm is a rare and versatile property. The property has an abundance of character with fantastic scope to modernise and extend (STPP).

3 Bedrooms • 6 stables with tack room and store • plenty of parking for multiple vehicles • double garage • attractive hedge lined paddocks • stunning countryside views • quiet and rural location



The Property

The property is approached by a quiet country lane and accessed via its own gated driveway with ample parking for multiple vehicles as well as a double garage. To the front of the property is a large porch with boiler room/boot room and a seating area.

Downstairs is a country kitchen with aga and pantry, dining room with log burning stove and a good-sized living room with a large inglenook fireplace. The stairs lead off the dining room to two double bedrooms with useful built-in storage, a family bathroom, and a further bedroom with impressive views across the land and surrounding countryside.

Outside the wrap-around garden is beautifully presented and well-maintained with mature trees and hedges, an attractive pond and rockery.

There are a range of outbuildings including a double garage, greenhouse, open-fronted barn, two blocks of three indoor stables and three external stables with a tack/feed room. Some are in need of repair but create a fantastic base for a multitude of uses including equestrian, livestock or storage.

Outbuildings

- 6 stables with tack and storeroom
- Open-fronted barn
Storage barn
- Double garage
- Greenhouse
- Plenty of parking for horsebox and trailer

The paddocks are divided by hedges and are well-sheltered, covering some 8 acres. There is plenty of space for a sand school adjacent to the stables STPP.

Location

Set in the heart of the Sussex countryside between Billingshurst and Pulborough, the property is located on Gay Street, a beautiful rural lane just outside of Nutbourne. The situation of Kahnters Farm is ideal for those that enjoy riding and walking with many interlinking bridleways and footpaths accessible from the property. Pulborough to the south and Billingshurst to the north are both about 3 miles distant and both offer a range of local shops, supermarkets and mainline railway stations to London (Victoria). First and Secondary schooling can be found in Billingshurst.

Further Information

Services: Mains water, electricity, and private drainage

Local authority: Horsham District County Council

Tax Band: F

EPC: Band F

Tenure: Freehold

Photographs: Taken April 2023

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

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

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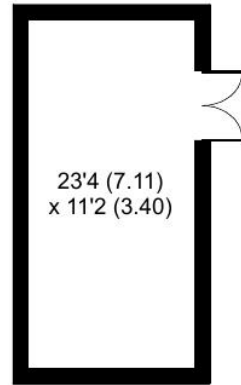
Approximate Area = 1319 sq ft / 122.5 sq m

Garage = 437 sq ft / 40.5 sq m

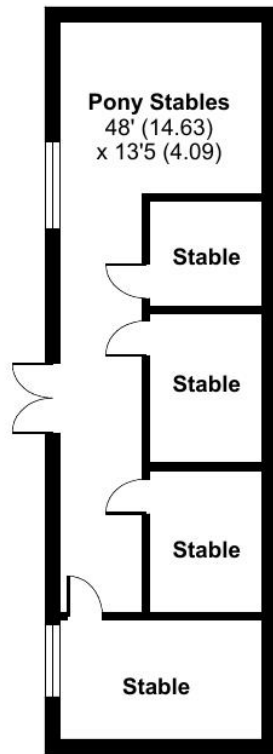
Outbuildings = 2689 sq ft / 249.8 sq m

Total = 4445 sq ft / 413 sq m

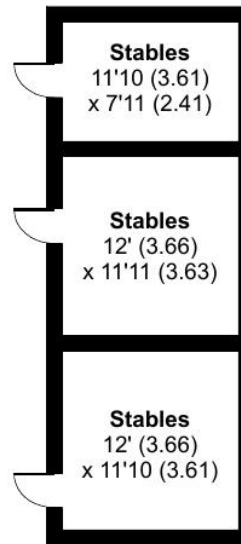
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OUTBUILDING 4



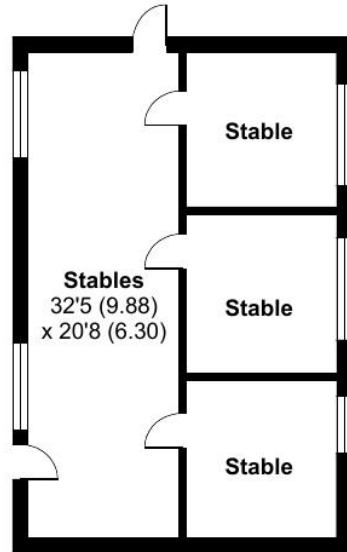
OUTBUILDING 3



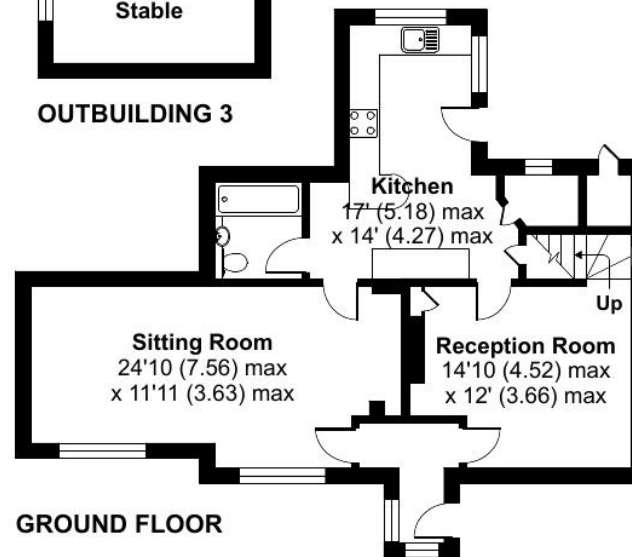
OUTBUILDING 5



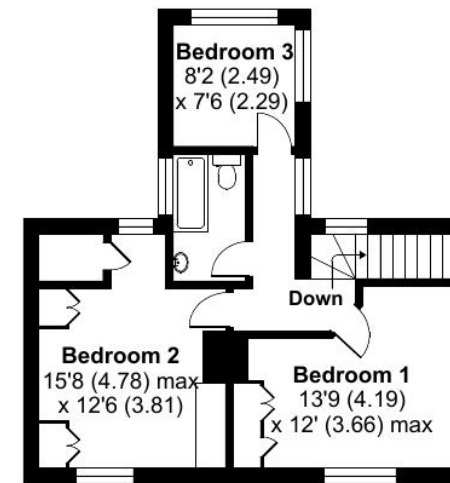
OUTBUILDING 1



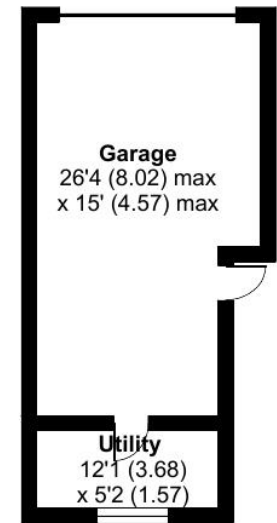
OUTBUILDING 2

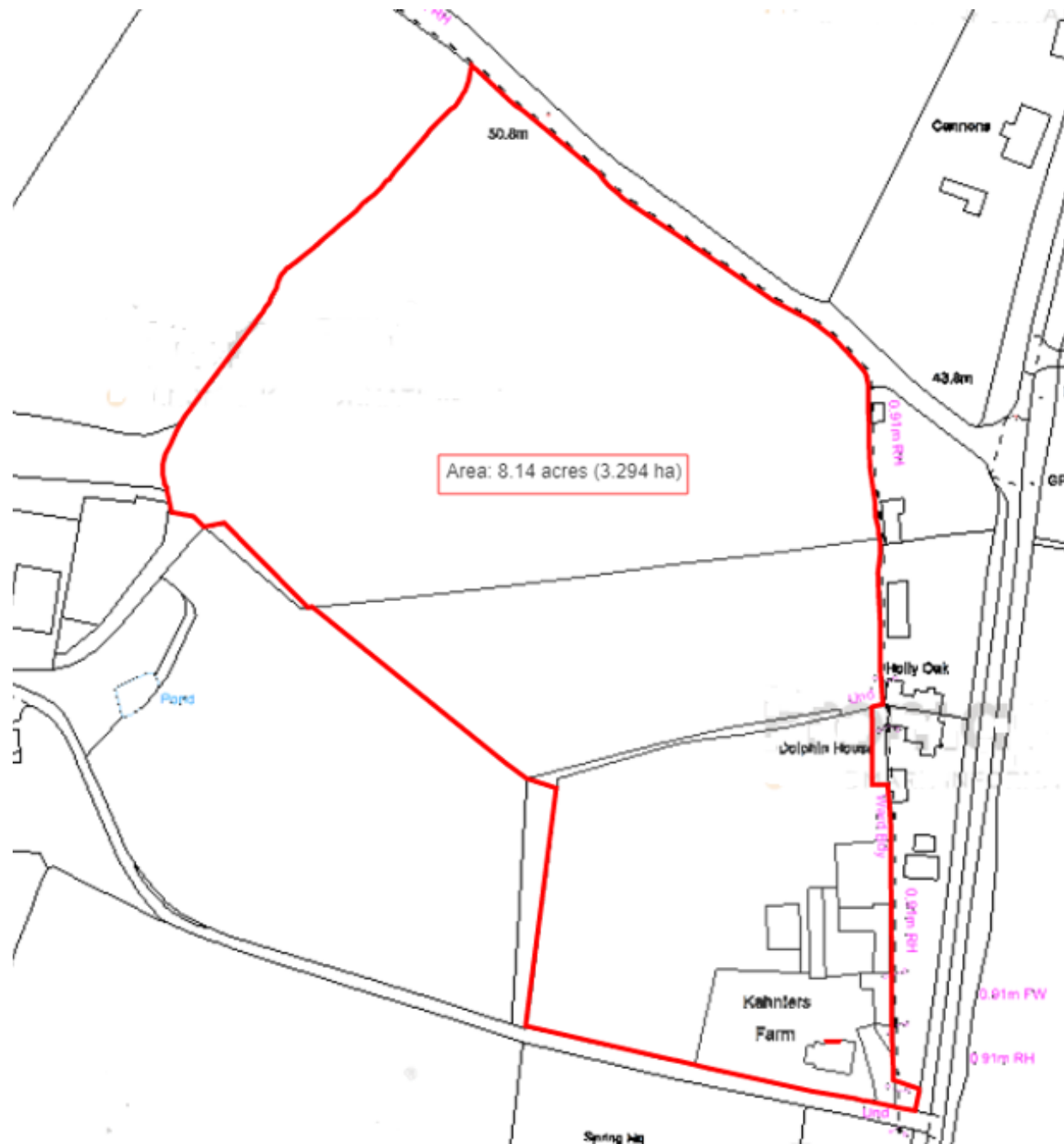


GROUND FLOOR



FIRST FLOOR





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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, 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.