

CHURCHILL
COUNTRY & EQUESTRIAN

WHITEMANS FARMHOUSE
WEST SUSSEX



Whitemans Farmhouse, Shipley, West Sussex, RH13 8PT

A charming and spacious 3-bedroom home in a peaceful location within the Sussex countryside. Set within some 7 acres with mature gardens, with stunning views, and a range of outbuildings and stabling, Whitemans Farmhouse is a rare and versatile property with fantastic scope to modernise and potential to extend (STPP).

- **3 double Bedrooms**
- **7 acres**
- **4 stables with tack room and store**
 - **plenty of parking for multiple vehicles**
 - **garage and storage space**
 - **countryside views**
 - **quiet and rural location**
 - **scope for a sand school SSTP.**



The Property

The property is approached via a private driveway with parking for multiple vehicles as well as a large garage space and storage barn. To the front of the property is a covered porch and generous wrap-around gardens surround the house.

Downstairs is a large, open entrance hall, country kitchen complete with a range of fitted units and pantry, formal dining room which boasts large windows looking out to the garden and paddock, large living room featuring an open fireplace and French doors, and additional conveniences include a w/c utility room. The stairs lead off the entrance hall to a good-sized landing with attractive beam features, three spacious double bedrooms, dressing room and a family bathroom.

Outside the generous garden (0.68 of an acre) is surrounded by countryside with mature trees, hedges, and a large pond.

There are a range of outbuildings including stabling, a garage, and a storage barn, offering versatile storage for equipment and supplies.

The stable yard comprises four purpose-built external stables with a tack room and feed room and an open-fronted hay store. The outbuildings are in need of repair but create a fantastic base for a multitude of uses including equestrian, livestock, workspace or storage.

Outbuildings

- 4 wooden stables with tack and storeroom
- Open-fronted barn
- Storage barn and garage space
- Parking for horsebox and trailer
- Plenty of hard standing

The 7-acre paddock is well sheltered with mature trees and hedges to the perimeter, there is plenty of scope to create your own facilities with a fantastic set-up to base this on. The land lies relatively flat which lends itself nicely to create a sand school SSTP.

Although some work is required, this property presents an exciting opportunity to create your perfect family home. With necessary roof repairs needed above one bedroom, the rest of the house is in liveable condition, allowing you to undertake the project at your own pace while residing on-site.



Location

The property is in a lovely rural location just two miles outside of Shipley village yet within easy distance of the main road network from the A24 and commuting by train from the nearby village of Billingshurst or Horsham town. The situation of Whitemans Farmhouse a is ideal for those that enjoy walking with many interlinking footpaths accessible from the property and close to the Knepp Castle rewilding project.

Further Information

Services: Mains water, electricity, oil fired heating and private drainage

Local authority: Horsham District County Council

Tax Band: G

EPC: Band E

Tenure: Freehold

Photographs: Taken March 2024

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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Sincox Lane, Horsham, RH13

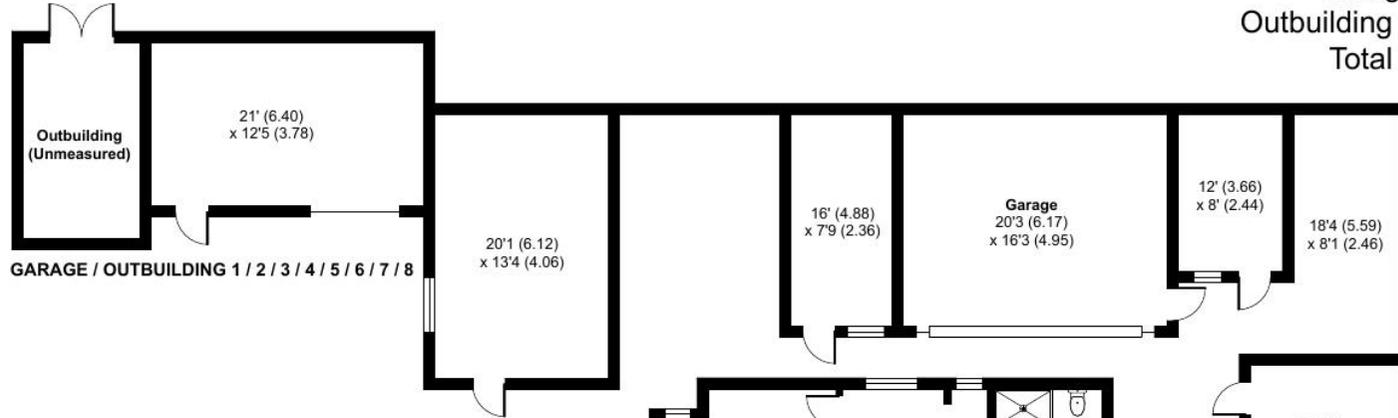
Approximate Area = 1686 sq ft / 156.6 sq m (excludes outbuilding)

Garage = 329 sq ft / 30.6 sq m

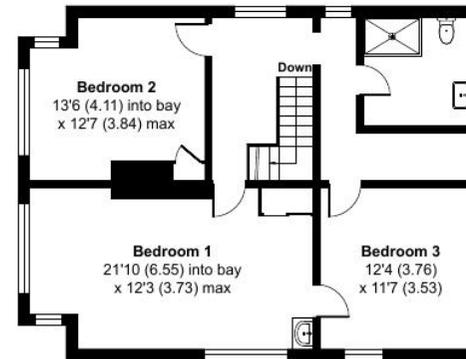
Outbuilding = 1297 sq ft / 120.5 sq m

Total = 3312 sq ft / 307.7 sq m

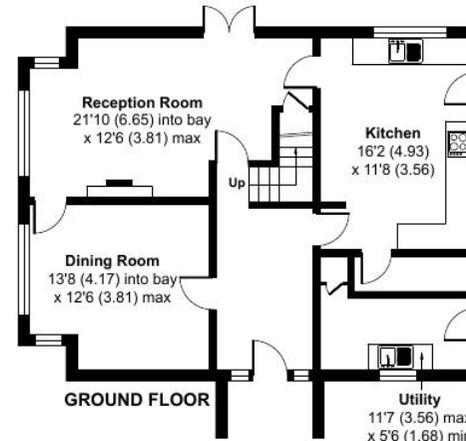
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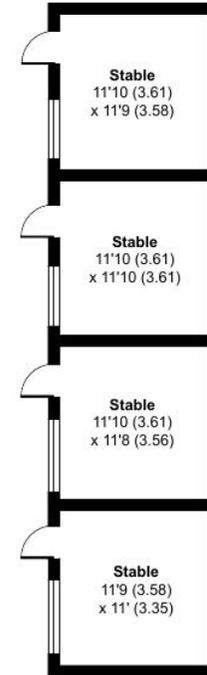
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR





Whitemans

Residential Curtilage 0.688 acres



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Contact details

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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.