



Hook Farm

Edge of Wiston Estate, Rural Ashington, West Sussex

CHURCHILL
COUNTRY & EQUESTRIAN

H.J. BURT
Chartered Surveyors : Estate Agents





Hook Farm

London Road, Ashington, West Sussex RH20 3AU

Guide Price £1,375,000

- Formerly on the Wiston Estate, an attractive & good size Grade II Listed family house with pretty rural outlook & good equestrian facilities & land. Freehold. Council Tax Band H.
- Entrance hall, cloakroom, living room, sitting room/snug, dining room, study, kitchen/breakfast room, garden room/utility. Principal ensuite bedroom, 4 further bedrooms & family shower room. Long drive & attractive gardens.
- Stable block with 4 boxes & tractor/fodder stores, studio office. Manège. Paddocks & field shelter/store. Direct Access to Public Bridleway.
- Extending overall to approx. 12.50 acres (5.06 Ha).

Description

Formerly part of the large Wiston Estate, Hook Farm is a very appealing small farm and equestrian property with a good range of facilities and land as well as the attractive and large Grade II Listed family house believed to be of 16th Century origin and with substantial later additions. The part timber framed building includes a mixture of part brick, part tile hung and part rendered external elevations with bespoke replacement double glazed hardwood windows enjoying a fine outlook over its own land & adjoining countryside including woodland still forming part of the private Wiston Estate.

Internally, the spacious family home offers well-presented accommodation of character with exposed beams to several parts and fireplaces to the main reception rooms plus impressive chimney stack to the side of the staircase and landing including part exposed brickwork and side timbers. From the welcoming **entrance hall** with Travertine stone floor and bespoke fitted cupboards, light oak doors lead to a **modern cloakroom** and **study** off and a double aspect **sitting room/snug** with exposed beams and fireplace. The through **dining room** also has exposed beams, Travertine tiled floor, fireplace and hatch door with stairs to the **cellar**.



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Off the dining room is an **adaptable garden room** currently used as a **utility/boot room** with extensive fitted storage and French doors to the South facing terrace.

The **good size family kitchen/breakfast room** includes a good range of fitted wall units, tiled floor, range cooker with extractor hood over, point for dishwasher, sink, cupboard housing Camray oil-fired boiler, stable type door to outside terrace. To end of the room is a utility lobby and separated shelved **larder**. A **good size and double aspect family living room** off the kitchen completes the ground floor accommodation and also includes a fireplace with Jetmaster fire.

To the first floor, the landing with linen cupboard includes doors leading to the **pretty principal bedroom suite** including **triple aspect main bedroom** overlooking the fields and a **smart modern ensuite bathroom** off and also including part exposed timbers and Karndean floor. There are then **three further double bedrooms**, a **single bedroom 5/dressing room** and modern **family shower room** also with Karndean floor, plus adjacent and currently disused second shower room.

Outside, the attractive **large gardens** surround the house including extensive areas of lawn and specimen trees and shrubs creating a lovely setting to the farmhouse including maple, different oaks, silver birch, magnolia, ornamental flowering cherries, horse chestnut and willow. To the South and West sides of the house, there is a good size outside eating area to the paved terrace with part brick retaining walls with attractive rose arbours over, outside lighting and water and overlooking the adjacent vegetable garden and then the post and railed and newly beech hedge bordered Southern paddock. To one end of the garden there is a small fence enclosed **pond, orchard** and **chicken run** area.

The drive, with its extensive parking and turning, continues towards the **stable yard** with rendered block-built walls and pitched tiled roof and **four boxes** each of approximately 15'0 x 11'10 internal (4.57m x 3.61m) with concrete floors and to one end **store/fodder room**, with side and front entrance doors and to the rear a **studio/home office** internally lined with windows (North & East), power and light. Two **tractor/fodder stores** form lean-to timber additions to each end of the stable block.

The adjacent post and rail fenced sand and rubber surfaced **manège**, approx. 40m x 20m, adjoins the entrance drive with wide grass verge to one side and pretty approach past the neighbouring daffodil and bluebell lined mixed broadleaf woodland forming part of the Wiston Estate.







The **pasture land** lies to the South-East & South-West of the house with two paddocks due South of the stable yard, with part post and rail fencing and with the home paddocks re-fenced in recent years with equi-netting. This connects through to a further two paddocks to the South-West of the house and garden with, to one end, a block-built **field shelter/stable** with span roof, 26'4 x 12'10 (8.03m x 3.91m), with 2 stable doors to the front. **Overall, the property extends to approx. 12.5 acres (5.06Ha).**

Location

Hook Farm is situated approximately 1 mile off the A24 and approached via a private electric gate which also serves other properties, and then, before the lane reaches a dead end and on the right-hand side, enters the property's own private entrance drive leading up to the farmhouse. The nearby village of Ashington includes a small range of shops including later opening Co-Op, the Red Lion pub, Indian restaurant, modern primary school and the Parish Church of St. Peter & St. Paul. The small village of Dial Post to the North includes the award-winning Crown Inn pub and close to the gateway to the renowned Knepp Castle Estate.

To the North, the old market town of Horsham (approx.10 miles) provides an extensive range of shopping and recreational facilities and including mainline train service to Victoria and, to the South, to the coast at Worthing (approx. 11.5 miles) and to the North connections to the A23/M23 and Gatwick airport (approx. 25 miles) and London beyond. Billingshurst, also with mainline station is approx. 10 miles.

Sporting and recreation

Walking and riding along many local, footpaths and bridleways. Racing at Goodwood, Fontwell, Brighton, Plumpton and Linfield. Golf at Pulborough, Horsham, Worthing & Albourne. Equestrian events at Warnham, Pyecombe, Hickstead, Pulborough and Ardingly. Sailing at Brighton Marina, Shoreham-by-Sea and Chichester. Theatre at Brighton, Crawley, Horsham and Chichester. There are a good selection of public and state schools in the area.

Information

Photos and particulars prepared August 2022 & Revised September 2022, June & August 2023 (Ref RBA). Freehold title WSX101996.

Mains water and electricity. Oil-fired central heating. Private drainage system. A public footpath crosses the property.

Viewing: strictly by appointment through the Vendor's Joint Sole Selling Agents:

H.J. BURT: 01903 879488 or steyning@hjburt.co.uk and

Churchill Equestrian: 01403 700222 or property@churchillcountry.com

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London Road, RH20

Approximate Gross Internal Area = 309.5 sq m / 3331 sq ft
(Including Eaves Storage)



 = Reduced headroom below 1.5m / 5'0"

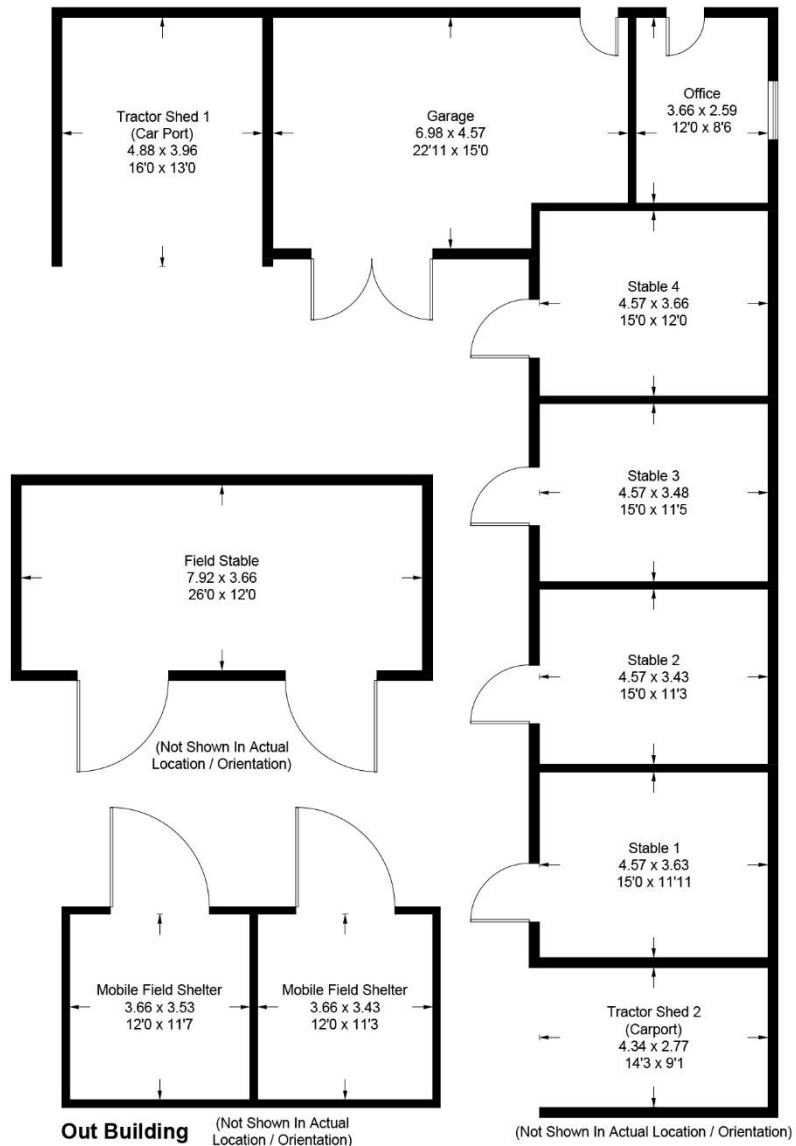


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Outbuildings = 162.1 sq m / 1745 sq ft



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