



East Barn, Brownings Farm | Cowfold, Nr. Horsham | West Sussex | RH13 8DE

H.J. BURT
Chartered Surveyors : Estate Agents



East Barn, Brownings Farm | Station Road, Cowfold, Nr. Horsham | West Sussex | RH13 8DE

Guide Price Range: £1,075,000 - £1,150,000 | Freehold



- A beautifully presented and finished conversion of a traditional former single storey agricultural barn located in a good rural setting near the small village of Cowfold and with fabulous outlook over its own land extending overall to c. 3.19 ac. (1.29 Ha). Freehold. Council Tax Band 'F'. EPC 'D'
- Bright and airy accommodation of character with vaulted ceilings and fine outlook over its parklike grounds and beyond.
- High quality fitted kitchen/dining room, double aspect sitting room with fireplace, study, cloaks/utility room.
- Principal ensuite bedroom, two further double bedrooms and family bathroom.
- Extensive parking, garage/storage building. Attractive garden opening to well-maintained pasture land with wildlife pond and bluebell copse.

Description

East Barn comprises a beautifully presented and finished conversion of a traditional former single storey agricultural barn located in a good rural setting near the small village of Cowfold and with fabulous outlook over its own land and then to neighbouring countryside. Set at the edge of a small courtyard cluster of three converted buildings each with their own land, East Barn is a handsome part brick and part externally weather-boarded detached building with clay tiled roof and smart replacement double glazed wooden windows and doors throughout.

From the shared private drive leading to the conversions and the neighbouring Brownings Farmhouse, there is a spur to the gravelled private driveway and parking for several vehicles in front of East Barn, or else a drive to the West side leading to further parking in front of the good size and separate garage/storage building.

The accommodation of great character and style includes exposed timbers and vaulted roofs to give a great feeling of light and space, plus with French doors leading to the lovely outlook over the **parklike grounds with garden terraces and lawned areas** then opening up to the **well-tended pasture** land bordered by a mixture of post & rail fencing or tree lined hedgerows and including a **pretty wildlife pond** to one end, plus area of **delightful bluebell and mature broadleaf copse** to the North side.

The front door leads into the **triple aspect kitchen/dining room**, which is a particular feature being flooded with natural light and framed with exposed beams. The kitchen has been fitted with a variety of quality burred-oak units with contrasting leathered granite worktops, including a central island providing further storage and worktop space. Miele appliances include two split-level electric ovens, with combi microwave oven and coffee machine above, integrated dishwasher, induction hob, and space for an American-style fridge/freezer. An internal hallway leads to the **cloakroom** with space and plumbing for stacked washing machine & tumble dryer.

At the end of the **hallway** is the **dual aspect sitting room** with exposed beams, brick surround fireplace with wood-burning stove and French doors leading out to the garden. The **study** is accessed from the dining area, perfect for those working from home or alternatively for use as a **playroom or fourth bedroom**. The **three double bedrooms** are accessed via a second hallway, as is the **luxury family bathroom**. **Dual aspect bedroom one has the benefit of an en-suite shower room.**

The rear of the barn is quite spectacular with outlook across the land and neighbouring pasture and woodland. The wide expanses of brick-wall enclosed terrace offer plenty of **space for al-fresco dining and relaxing.**

Approached by a separate driveway is the useful attached **garage/storage barn** with twin doors to the front and also door to the rear and with power and water. Behind the building is a further **small paddock** and then connecting via a right of access (approximately shown as A-B on the plan) to link to the main land area. **The property as a whole extends to approximately 3.19 acres (1.29 Ha).**

Location

The shared private drive leading to the property leads off Station Road/the A272 off Brownings Hill leading into Cowfold village to the East (c. 1/2 mile) with local shop, primary school, pub and church. To the South, Partridge Green village (within 3.5 miles) also has a late opening general store, butcher, baker, hairdresser and vet. The large old market town of Horsham with its extensive range of recreational, shops and other facilities, including mainline railway station to London Victoria (c. 55 minutes) is approx. 7.25 miles distant and also with out-of-town superstore shopping. The A23/M23 is readily









accessible and with Gatwick airport being within approx. 18.25 miles of the property and the cosmopolitan coastal city of Brighton, c. 17.25 miles.

Sporting and Recreation

Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath, Horsham and Lindfield as well as the East Sussex National Course at Uckfield. Several local equestrian events including at Pyecombe, the All England Jumping Course at Hickstead, the South of England Showground at Ardingly and Hascombe Equestrian near Henfield. Sailing at Brighton Marina and Shoreham-By-Sea. Theatre at Brighton, Crawley, Horsham and Chichester. There is a good selection of public and state schools in the local area.

Information

Property Reference: HJB02554

Photos & particulars prepared: May 2023 (Ref RBA)

Services: Mains water and electricity. Shared private drainage. Oil-fired central heating.

Photos and particulars prepared May 2023 (Ref RBA). Mains water and electricity are understood to be connected.

Freehold title number WS260225.

Local Authority: Horsham District Council.

Directions

what 3 words: ///issues.robot.workbench

Viewing

An internal inspection is strictly by appointment with vendor's Joint Sole Selling Agents:

Alex Harvey Estate Agents, Billingshurst. (NOTE: in accordance with Section 21 of the Estate Agent Act 1979, we declare that one of the members of Alex Harvey Estate Agents is related to the vendors) or

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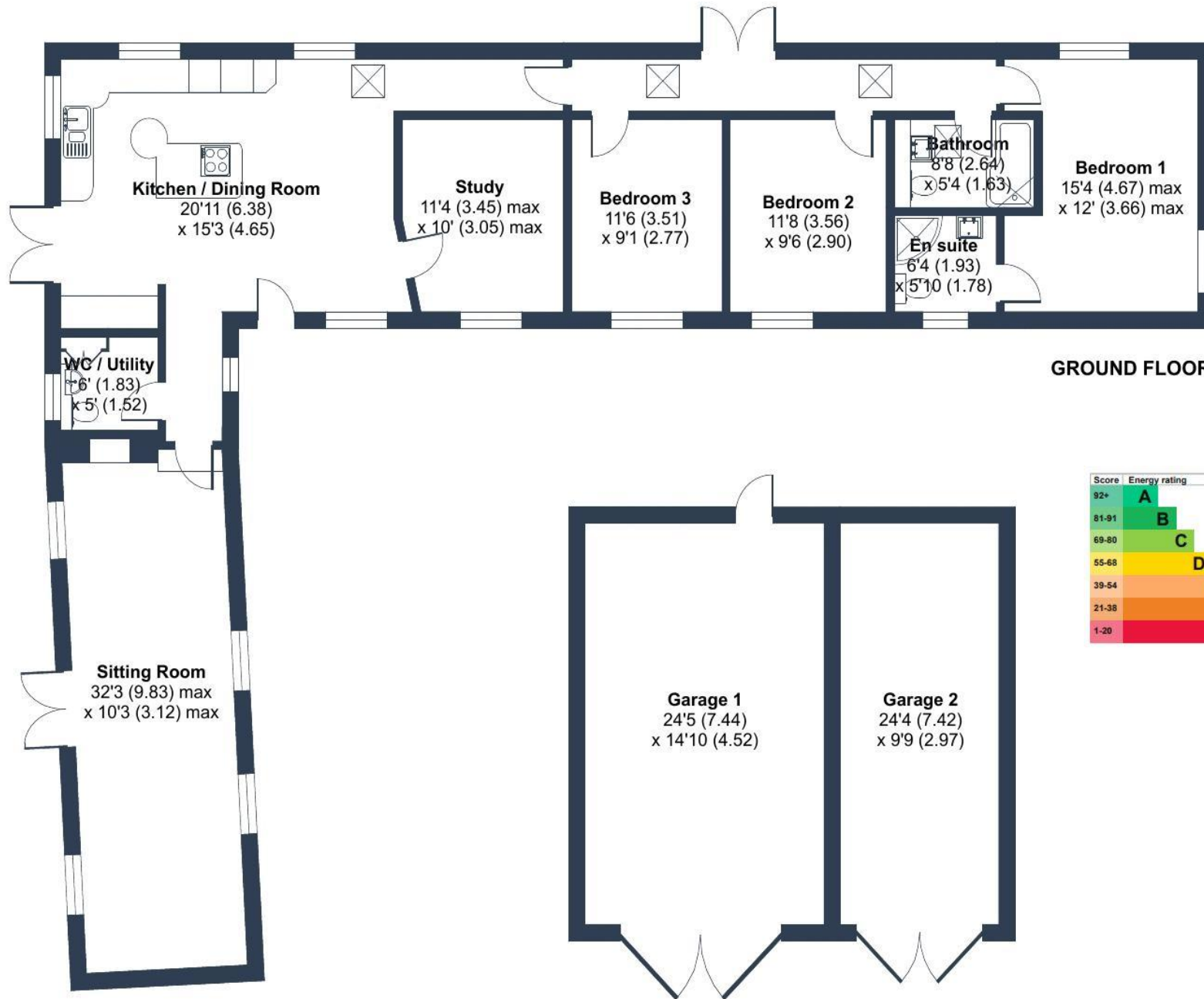
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GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 1478 sq ft / 137.3 sq m
 Garage = 624 sq ft / 57.9 sq m
 Total = 2102 sq ft / 195.2 sq m

For identification only - Not to scale







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