



Taintfield Farm
Cowfold, West Sussex





Taintfield Farm,

Kings Lane, Cowfold, Nr. Horsham, West Sussex RH13 8BD

Guide Price £1,975,000 - Freehold

- Attractive grassland farm occupying an accessible rural location within 4 miles of Hickstead & with fine Southerly outlook from the large farmhouse which offers good potential for refurbishment & modernisation. Including a range of traditional buildings with further potential (subject to all consents), plus equestrian buildings & adjoining pasture land extending overall to approx. 17.23 acres (6.97 Ha). Freehold. EPC 'E'. Council Tax Band 'H'.
- Affording reception dining hall, cloakroom, drawing room, snug/sitting room, kitchen/breakfast room, utility room, study, side entrance & studio/potential annexe with cloaks/shower room. 5 South facing double bedrooms, 2 bathrooms & shower room. Large South facing garden, rear courtyard with swimming pool.
- Range of former farm buildings divided into workshops, stables & stores. American barn with 8 internal boxes. Former bull pen/stalls. Manège.
- Private drive. Adjoining pasture land & with direct access to public bridleway.
- Within 2.75 miles of Cowfold; 3.5 miles of the A23; 8 miles of Hassocks (incl mainline train station) & 16.75 miles of Brighton.
- **FURTHER LAND POTENTIALLY AVAILABLE BY SEPARATE NEGOTIATION.**

Description

Taintfield Farm comprises an attractive grassland farm extending to approximately 17.23 acres (6.97 Ha) and with further pasture land potentially available for sale by separate negotiation. The farm includes a large farmhouse offering very good size family accommodation and with scope for refurbishment and modernization. In addition there are a good range of equestrian facilities including stabling, manège and land, plus a range of former farm buildings considered to offer potential for alternative uses, subject to all consents.

The farmhouse includes brick and part tile hung elevations and sits in a good size South facing garden with swimming pool terrace to the rear.



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The farmhouse was built to take advantage of the South facing position and outlook and with the principal rooms facing to the South and including good size reception areas and five double bedrooms and three bath/shower rooms to the first floor. The house now offers good potential for modernisation or adaptation to suit an individual purchaser's own requirements, with the single storey range to the rear offering scope to create annexe accommodation and partly overlooking the rear swimming pool courtyard.

The accommodation is as shown on the floorplan with welcoming **reception dining hall** including triple aspect bay window and French door to the garden, tiled floor and separate **cloakroom** to one side. The double aspect **drawing room** includes a feature fireplace. A South facing **sitting room/snug** connects to the triple aspect **kitchen/breakfast room** which is a good size with a range of fitted units, tiled floor, red 4-oven electric Aga, plus 4-ring LPG hob, dishwasher, range of cupboards, worktops and separate walk-in pantry. A large **utility room/rear hall** interconnects with the main hall and with door out to the rear swimming pool courtyard and with a good range of fitted cupboards, sink and plumbing for washing machine and door to **study**, also with tiled floor. To the North side, an open walkway from the front drive to the swimming pool courtyard with **boiler store** off and separate access into a **garden/studio room** with linking **cloaks/shower room** which also may be used next to the adjoining pool.



The first-floor accommodation includes a good size landing with **principal bedroom** with fine triple aspect picture windows overlooking the garden and land, plus fitted wardrobes. **Four further South facing double bedrooms**, all with fitted wardrobes, and **two bathrooms** and **one shower room**.

The attractive **South facing garden** includes mature trees and hedging to the borders with mixed planting and climbers to the side of the house. To the rear with access past the potential annexe from the drive area is a paved **rear courtyard area** with **swimming pool** (currently disused).

Approached by a continuation of the tree lined tarmac private entrance drive to the farm are the **equestrian and farm buildings**. These include a modern **4-bay steel portal framed American barn** divided into **8 internal boxes** and with **parking** and vehicular access around. To the South is a traditional range of **former farm buildings** being single storey with brick walls corrugated sheeting or tiling to the pitched roofs. Including **L-shaped hay store/tractor/fodder store** connecting on the South side to a **tack room/store** and **3 stables** with concrete floor and windows. Across the yard is a separate brick built **former calf building** that **previously had consent (DC/07/2579), now lapsed, for conversion to a groom/farm workers accommodation**. To the North-West side of the area of buildings is a **former bull pen** of brick, timber and tin construction and including **former stables and store** attached on the West side with area of **adjoining copse**.











To the South-East of the farmhouse and accessed off the drive with high post and rail fencing is an **equi-rubber surfaced manège, approximately 45m x 30m**. The **pasture land lies in three main blocks** to the North of the farmhouse and buildings; the home paddock to the South side and then a field to the South-East side and forming an attractive vista on the approach to the property as the tarmac farm drive winds its way through the property from Kings Lane to the South. **Overall, the property extends to approximately 17.23 acres (6.97 Ha). Further pasture land may potentially be available for sale by separate negotiation.**

Location

The property occupies an accessible rural location to the South-East of the small village of Cowfold (c. 2.75 miles) which includes local shop, pub, church and primary school. More extensive facilities can be found at the large village of Henfield within 5.75 miles, or the old market town of Haywards Heath within 8 miles, including a mainline railway station which may also be found at Hassocks, a similar distance to the East. Horsham also with a very good range of facilities is circa 9.25 miles, whilst the vibrant and cosmopolitan coastal city of Brighton is approximately 16.75 miles. Access to major routes and centres is convenient with the A23 at Bolney flyover being within 3.5 miles and providing dual carriageway connections to motorway connections including to the M23 and with Gatwick Airport being within 17.75 miles.

There are a good range of both state and independent schools for all age groups in the area. There are a good range of local footpaths immediately accessible from the property including crossing the property and also to a public bridleway running along Kings/Moatfield Lane.

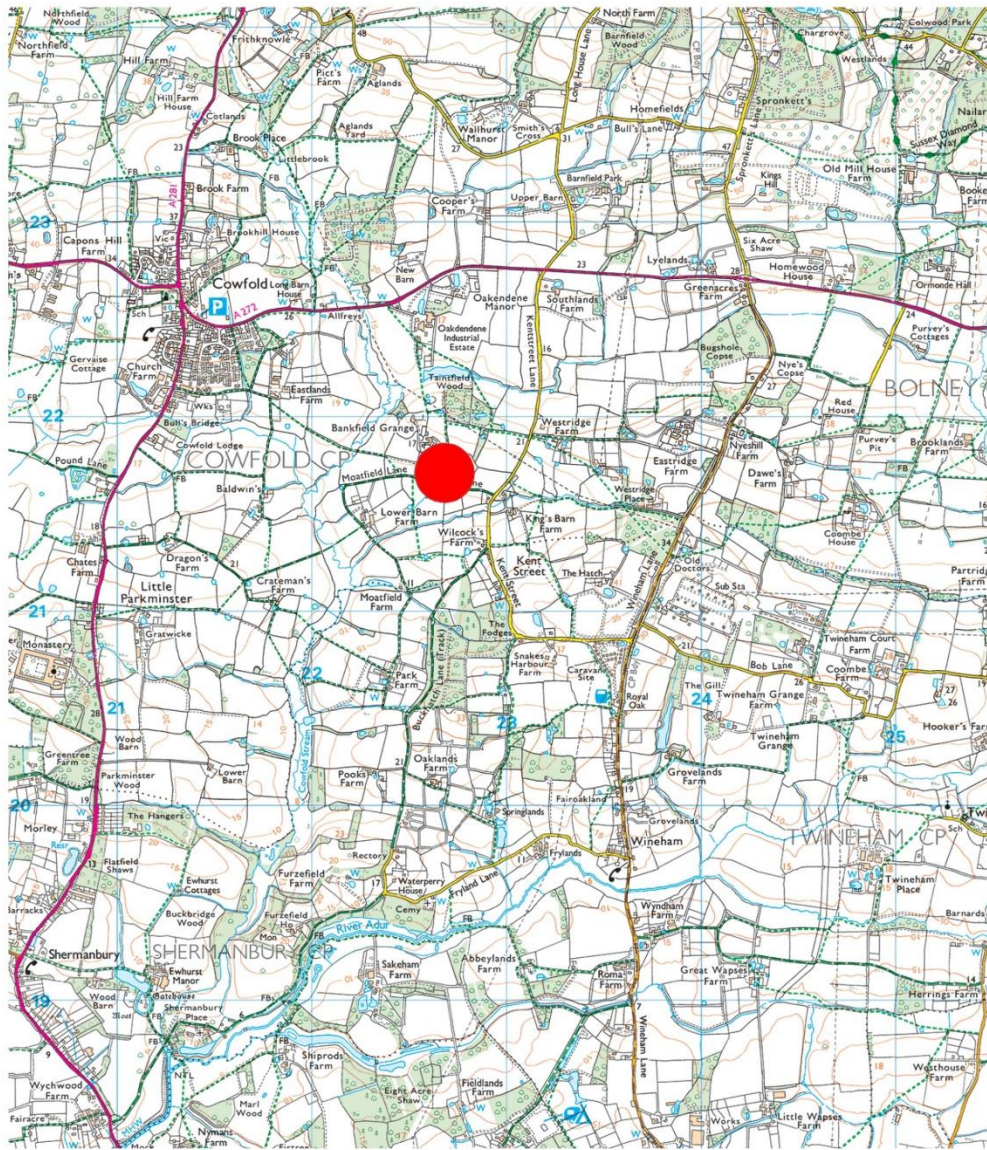


Information: Photos & particulars prepared Oct 2022 (Ref RBA). Council Tax Band 'H'. Freehold part of title no. SX17882. Mains water and electricity are understood to be connected with drainage to a private system. Oil fired central heating. The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not. A public footpath crosses the property in a North-South direction. High voltage overhead power lines cross the North part of the farm and with a pylon located outside the property to the North-East side and visible from parts.

Directions: The farm is approached from Kent Street Lane via the private Kings Lane to the South serving the farm and other properties and then with the private driveway leading North from Kings Lane winding through the land and terminating at the rear of the farmhouse and with spur off to the farm and equestrian buildings.

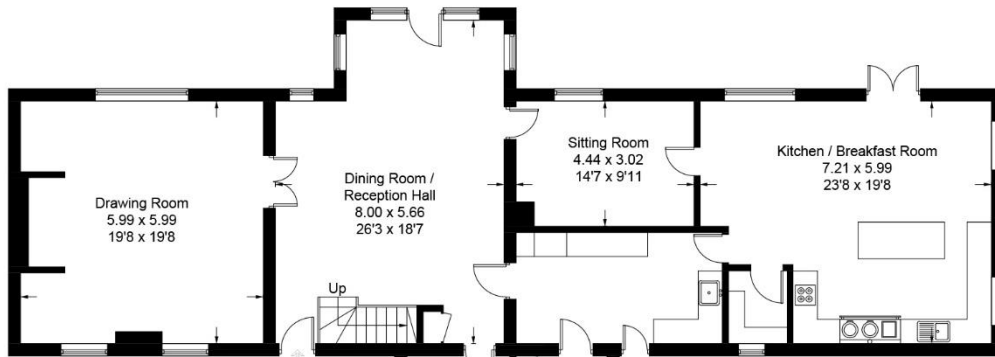
Health & Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when viewing the property for your own personal safety and particularly around any areas of water, buildings, machinery and near any livestock.



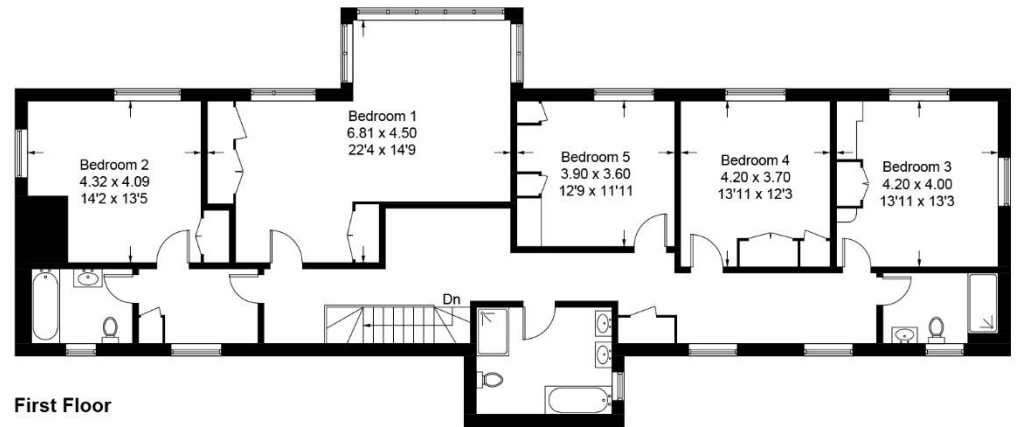


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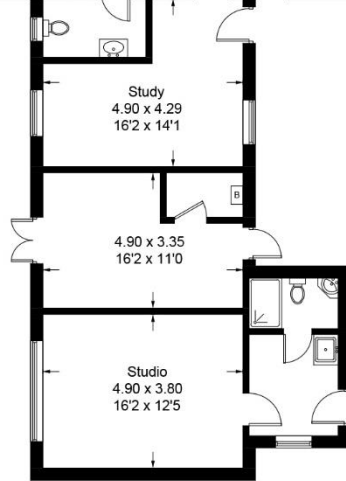
Approximate Gross Internal Area = 377.6 sq m / 4064 sq ft
(Including Annexe)



Ground Floor



First Floor



Annexe



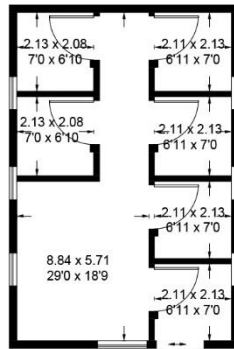
PRODUCED FOR H.J BURT ESTATE AGENTS.

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.(ID906469)

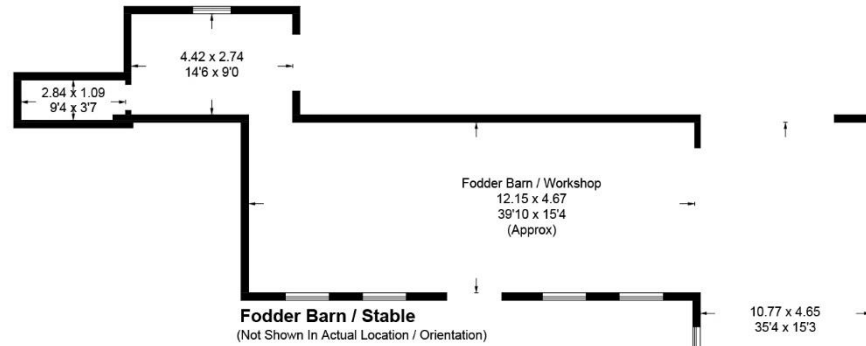
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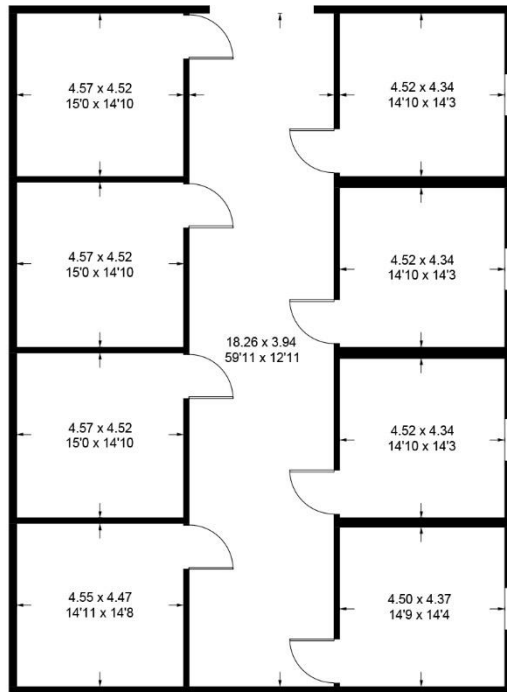
Outbuildings Area = 638.6 sq m / 6874 sq ft



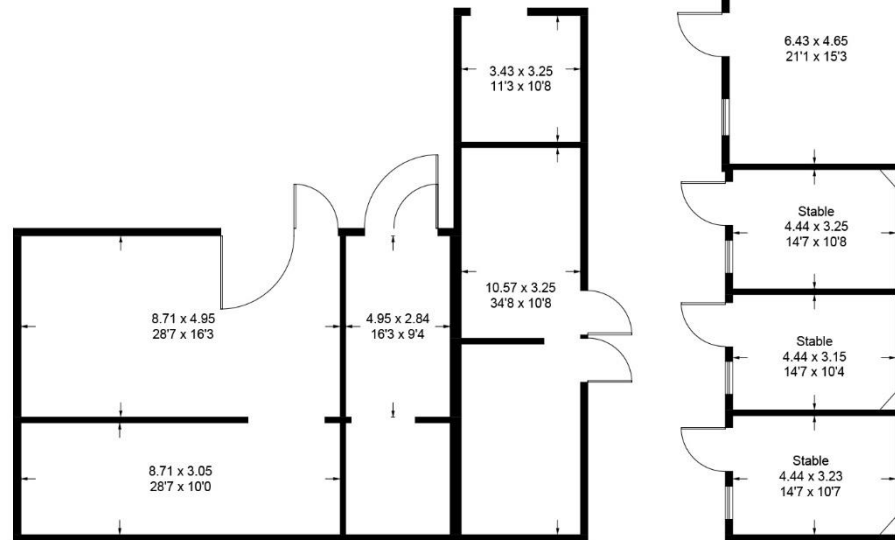
Calf Shed
(Not Shown In Actual Location / Orientation)



Fodder Barn / Stable
(Not Shown In Actual Location / Orientation)



American Barn
(Not Shown In Actual Location / Orientation)



Bull Pen
(Not Shown In Actual Location / Orientation)

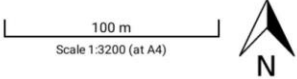
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Taintfield Farm, Kings Lane,
off Kent Street, Cowfold,
Horsham, West Sussex



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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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