



Stallhouse Farm

Stall House Lane, North Heath, Pulborough, West Sussex, RH20 2HR

Batcheller
Monkhouse

Our Corner of England

STALLHOUSE FARM

A unique family home comprising an extended period cottage with an attached converted barn, swimming pool, detached double garage, paddocks, stables and open sided barn. Approximately 27.09 acres.

Ground Floor

- Link Room Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room
- Conservatory

First Floor

- Living/Dining Room
- Office
- Bedroom 3 with En-Suite Bathroom
- Utility/Workshop
- Landing
- 4 Bedrooms, 2 En-suite
- Family Bathroom

Outside

- Double Garage
- Store Room
- Stables
- Cattery and Summer House
- Barn with Store
- Approximately 27.09 Acres (10.96 Hectares)



DESCRIPTION

Coming to the market a family home with fantastic amenities. It extends in all to approximately 27.09 acres (10.96 hectares).

Approached via its own drive from Stall House Lane there is a large circular driveway leading to the main residence, double garage and stables. The cottage and barn are connected by a link room thus providing versatile accommodation and annexe potential. There is an abundance of exposed beams, oak doors, and oak fittings which include the kitchen units and staircase.

The property benefits from double glazing, oil fired central heating (two boilers) and in more detail the accommodation comprises the following:

- **Link Room Entrance Hall** with part glazed roof, cupboard housing boiler, door to rear and separate doors to cottage and barn.

Period Cottage:

- **Inner Hallway** with staircase and cupboard under, door to:
- **Cloakroom** with W/C and wash basin.
- **Utility Room** with sink, plumbing for washing machine and space for double fridge.
- **Kitchen/Breakfast Room** with base and wall units, granite worktops, island, external double doors to side and external door to rear. An archway leads to:
- **Sitting Room** with exposed beams and two fireplaces (both unused).
- **Conservatory**
- **3 Bedrooms** one with **En-Suite** shower and bath.
- **Large Bathroom** with rolltop bath, shower cubicle and W/C.
- Stairs from landing lead to **Attic** with boarding, insulation, hot water cylinders and boiler.

Converted Barn:

- **Open Plan Living/Dining Room** split level with high ceiling, log burner and **Kitchenette** including base and wall units, sink and electric hob.



- **Office** with wall cabinets, drawers and shelving.
- **Utility Room/Workshop** with sink, plumbing and external door to side.
- **Shower Room** (unfinished).
- **Store Room** with external door.
- **2 Bedrooms** one ground floor, one first floor both with **En-Suite Bathrooms**

OUTSIDE

The property sits in stunning grounds with mature trees, pond and countryside views. There is a lovely outdoor swimming pool with retractable enclosure and large garden laid to lawn. Areas of patio offer several outdoor seating options and there is brick pavior style parking directly in front of the property. Approached via the main drive there is also a double garage with W/C and storage above - this offers an opportunity for further accommodation (subject to planning permission). There is a cattery and stables including tack room and hay store. Summer House. The open sided barn provides useful storage options and has solar panels on the roof. The land is mainly pasture with a mixture of fencing and established hedgerow dividing.

AMENITIES

Local: North Heath is a hamlet in the Horsham District of West Sussex, England. It lies just off the A29 about 2 miles north of Pulborough.

Towns: The market town of Horsham is about 11 miles north east, the large town of Crawley is about 19 miles, Guildford is about 21 miles and London is about 48 miles.

Transport: Mainline train stations at Pulborough and Billingshurst both approximately 3 miles (service to London Victoria). Excellent road connections with A24 and A23 to London, Gatwick Airport (about 25 miles) and the national motorway network.

Schools: Independent schools include Seaford College (11 miles), Dorset House (8 miles), Windlesham House (13 miles) and St Edwards Witley (17 miles). Nearby primary schools include Billingshurst Primary (3 miles) and St Mary's C Of E Aided Primary School (2 miles).

Leisure: Very close to the South Downs National Park with endless public footpaths and bridleways for walking and riding. RSPB bird sanctuary at Wiggonholt, cross country schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell plus polo at Cowdray Park. Golf at the West Sussex course at Pulborough, the Festival of Speed at Goodwood, and theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From Pulborough proceed north on the A29/Stane Street towards Billingshurst.





Shortly after passing North Heath Service Station take a right on to Gay Street Lane.

Take the first left after 0.3 miles onto Stall House Lane and after 0.4 miles the private lane to the property will be found on the left hand side. Proceed along this lane to the gated entrance.

What3words: ///saying.upstarts.toasters

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): Mains electricity, metered water. Private drainage. Oil fired central heating.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. There is a public footpath that runs through the property.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers WSX305051 and WSX349124.

EPC: EPC rating D.

Council Tax: Band G.

EGS/30/01/2023



GUIDE PRICE £2,200,000

Viewings

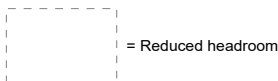
For an appointment to view please contact our Pulborough Office, telephone 01798 872081

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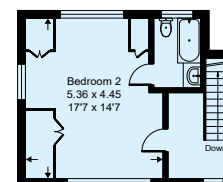
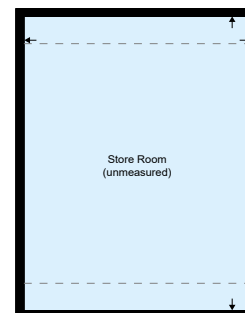
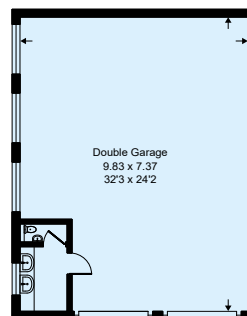
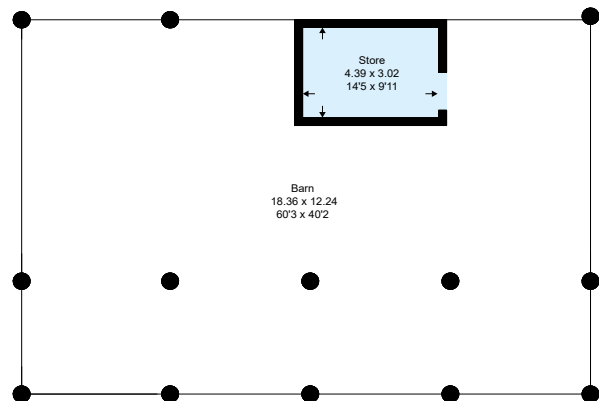
Stallhouse Farm, RH20

Approximate Gross Internal Area = 320 sq m / 3446 sq ft (excludes restricted head height)

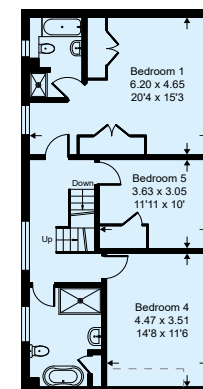
Garage Gross Internal Area = 72 sq m / 779 sq ft

Outbuildings Gross Internal Area = 143 sq m / 1534 sq ft

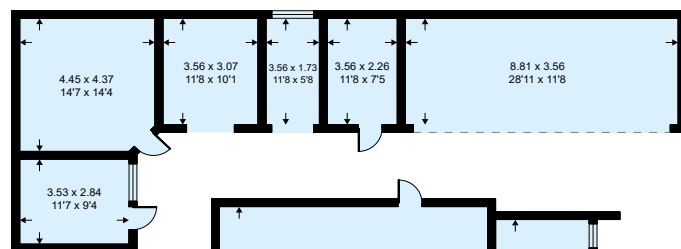
Total Gross Internal Area = 535 sq m / 5759 sq ft



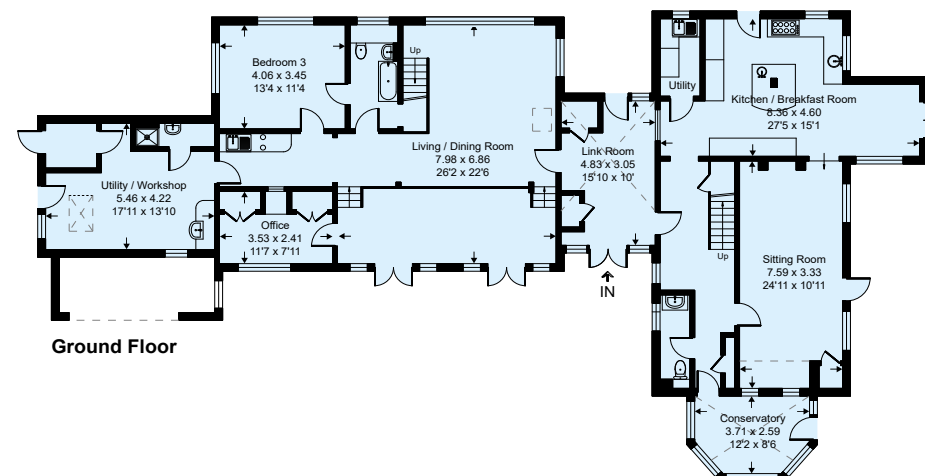
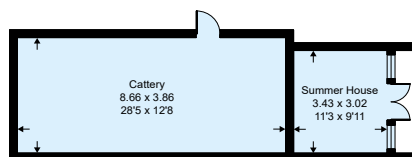
First Floor 2



First Floor 1



Stables



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

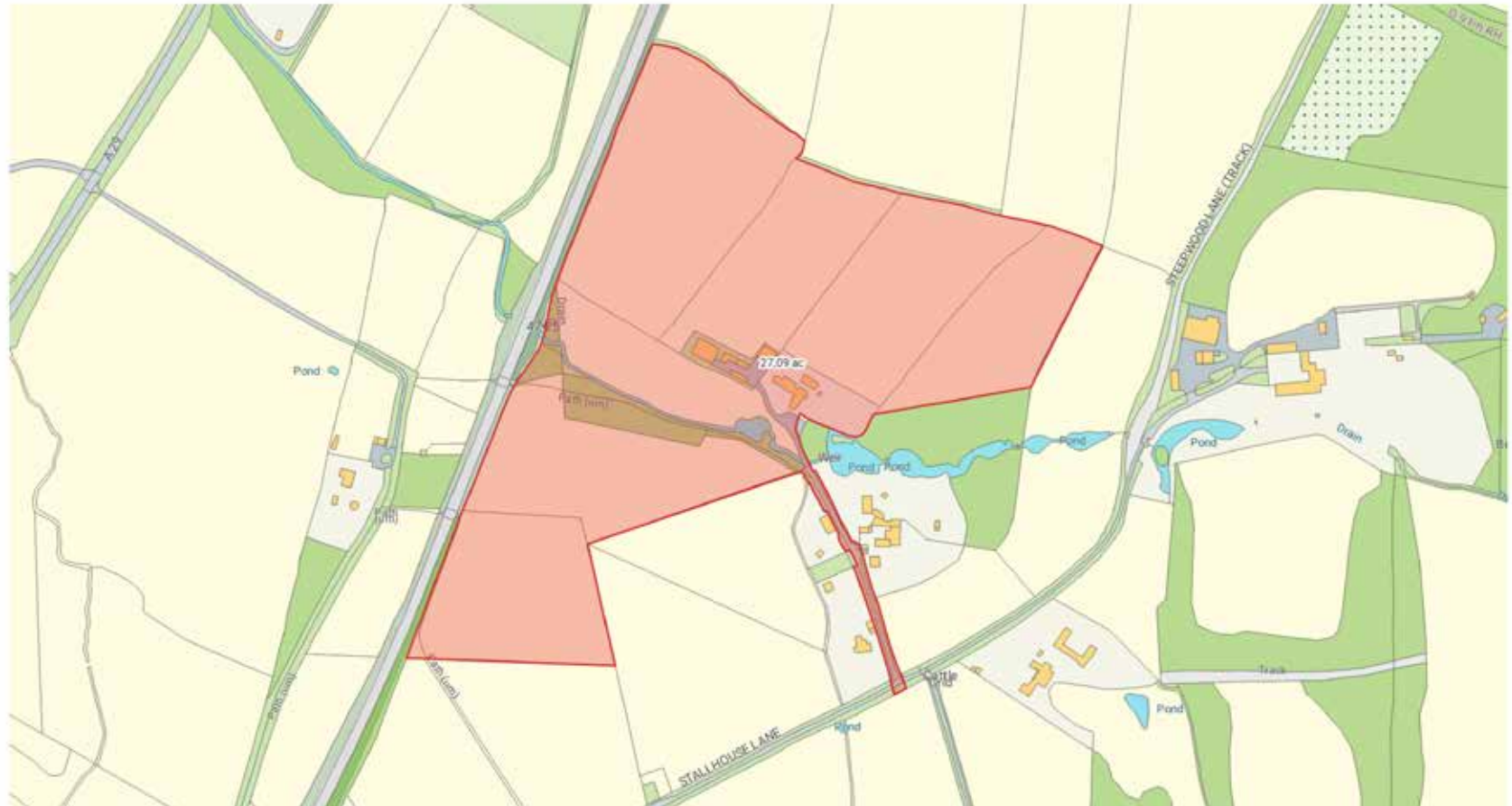
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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