





Sheepwash Farm, Copsale Road, Maplehurst, RH13 6QY

An impressive Grade II listed five bedroom farmhouse, set in around 26 acres with an array of garaging, stabling and outbuildings.

 3  5  2  N/A

- ▶ **GRADE II LISTED FARMHOUSE**
- ▶ **SEPARATE UTILITY AREA**
- ▶ **GROUND FLOOR SHOWER ROOM**
- ▶ **6 STABLES, TACKROOM & STORE**
- ▶ **AREA OF MATURE WOODLAND**
- ▶ **KITCHEN/BREAKFAST ROOM**
- ▶ **SITTING ROOM WITH INGLENOOK**
- ▶ **DOUBLE ASPECT DINING ROOM**
- ▶ **39'10 X 25'7 STORE/HAY BARN**
- ▶ **LAKE WITH WOODLAND VIEWS**

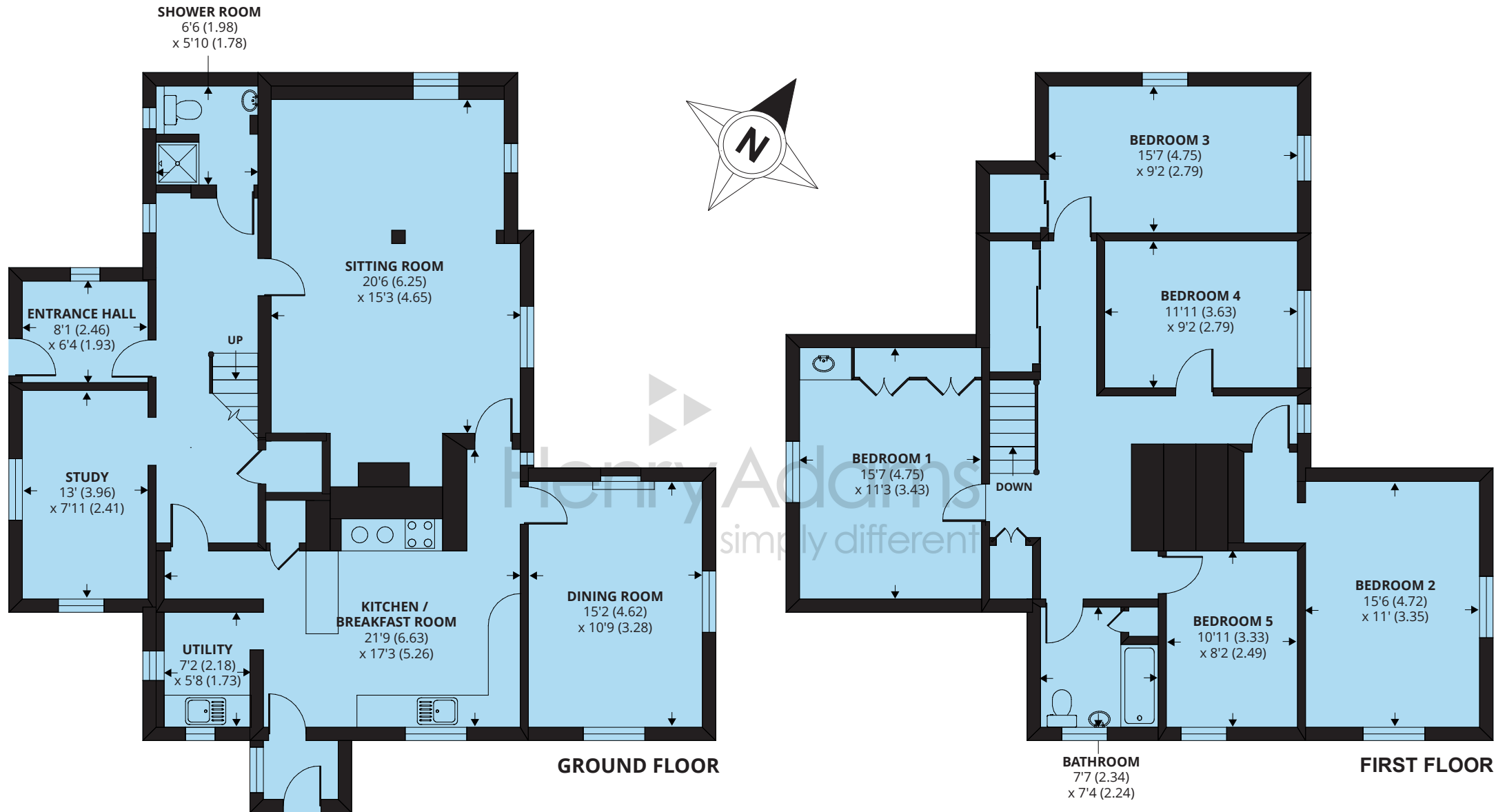
Sheepwash Farm offers the rare opportunity to acquire an established circa 26 acre small holding including mature bluebell woodland and part of a private lake. The farmhouse is believed to date back to around the 15th Century and offers a wealth of character including open fires and many exposed ceiling timbers, together with a Horsham stone roof.

The accommodation is arranged over two floors and has an entrance hall with a flagstone floor leading into an inner hallway with stairs to the first floor and doors into the study, kitchen/breakfast room, sitting room and shower room. The sitting room is double aspect and has a beautiful inglenook fireplace with an exposed brick surround. The inner lobby leads to the dining room and kitchen. The dining room is double aspect and has a decorative feature fireplace with an exposed brick surround and enjoys pleasant views. The kitchen/breakfast room is open plan and has an oil fired Aga and a separate utility area. The second entrance to the house leads from the kitchen into the porch and front garden. The ground floor shower room also has a low level wc and hand basin.

To the first floor there are five bedrooms and a family bathroom. The main bedroom has a double built-in wardrobe and some useful eaves storage, together with a vanity unit with an inset wash hand basin.







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APPROX. GROSS INTERNAL FLOOR AREA 2320 SQ FT 215.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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APPROX. GROSS INTERNAL FLOOR AREA 2632 SQ FT 244.5 SQ METRES

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

There are mature gardens to the front and rear of the farmhouse with an established orchard just beyond the front garden. The outbuildings near the house include a double garage with attached 27'11 x 14'11 garage/store and period timber framed cart shed. There is also a detached wash house with space and plumbing for a washing machine. A track from the road leads to the stable block (39'10 x 32') and attached hay barn/farm machinery store (39'10" x 25'7). The stable block contains six stables, a food store and two tack rooms and has power and lighting. The land consists of two main fields plus areas of mature woodland alongside the lake. There is extensive driveway parking and also plenty of additional parking by the stables.

Agents Notes:-

1. Sheepwash Farmhouse and land are registered under three titles.
2. The furthest field away from the house is subject to a grazing agreement which is in place until September 2018 (details available on request).



