



Butchers Barn, High Street, Hurstpierpoint, West Sussex, BN6 9PU

£1,350,000 Freehold

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947





## *in brief points*

A unique opportunity to purchase this substantial family home dating back in part to 1841 and formerly the stables and cart house to the Old Black Lion Beer House that used to front the village High Street. The property is discreetly tucked away behind the High Street up its own long driveway in a lovely private setting with no passing trade/traffic. Extensively modernised and enlarged to our clients' own specification approximately 20 years ago to create this fabulous home harmoniously combining old period features and modern accommodation arrangement conducive to today's living.

**GROUND FLOOR:** Reception hall – cloakroom – boot and utility rooms – kitchen/breakfast room with 20' high vaulted ceiling – sitting room – 32' x 16'1 triple aspect drawing room – bedroom with en-suite shower room.

**FIRST FLOOR:** Galleried landing – master bedroom suite with dressing area, en-suite and substantial balcony – two further double bedrooms both with en-suites.

**OUTSIDE:** Long driveway – double garage – courtyard garden – total plot of approximately 1/3 of an acre – 18' x 12' garden studio / home office.











## *in more detail.....*

Butchers Barn is tucked away down its own long driveway in a tranquil setting just off/behind the picturesque and historic village High Street, hidden behind its period frontage, dating back to 1841 and formerly the stables and coach house to what was then the Black Lion Beer House later becoming the Black Lion Hotel. The stables and coach house converted and then substantially extended to the rear by our clients some twenty years ago creating this hidden secret.

Secure gated access from the driveway leads through a covered area opening out to a substantial courtyard with lovely mature and fruitful grapevine. From here the front door opens into the reception hall, having a high vaulted ceiling and galleried landing over, really setting the scene of this home and of what is to come. The kitchen/breakfast room (part of the original) is double aspect with large picture windows both to the front and rear, there is a high 20' vaulted ceiling and the kitchen fitted with a modern range of units with solid granite worktops and a five oven gas fired AGA. The central island peninsula is moveable allowing chef the option of more space, as required.

The triple aspect drawing room includes a working open inglenook fireplace as its focal point with substantial bressumer beam over. There are two sets of double doors both opening onto different areas of the beautifully maintained and stocked formal gardens. A second reception room is utilised by our clients as a lounge. Also on the ground floor there is a boot room, separate utility room and cloakroom/WC. There is a ground floor double bedroom with double doors opening onto the gardens and having its own en-suite shower room/WC (considered ideal for an au-pair/nanny etc or for elderly relatives).

An oak and glass staircase rises to the first floor galleried landing over the reception hall below, access is gained from here to all first floor rooms. The master bedroom suite is triple aspect and includes a dressing area, en-suite shower room and double doors that open out to a substantial balcony. There is a guest bedroom suite with en-suite bathroom and a further double bedroom with an en-suite shower room.

Outside, 21'6 x 18'2 double garage with two sets of double doors to front plus a further pair of doors to the rear allowing through vehicular access to the gardens. Total plot of approximately one third of an acre. Formal gardens with ornamental fish pond, substantial patio, 18' x 12' studio within the grounds having water, power, heating and Wifi making it ideal as a home office.

**PLANNING CONSENT:** Ref: 14/1038/ful - to erect a detached one bedroom cottage within the grounds.

**LOCAL AUTHORITY:** Mid Sussex District Council – 01444 458166  
Oaklands Road, Haywards Heath, West Sussex, RH16 1SS  
Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

**COUNCIL TAX BAND: G (£2,702.49 for 2017/18)**

**ENERGY PERFORMANCE RATING: F**



# location...

Hassocks – 1.5 miles

Burgess Hill – 3 miles

Haywards Heath – 7.5 miles

Brighton – 6.5 miles

Lewes – 14 miles

Gatwick Airport – 21 miles via

A23/M23 ( 27 minutes)

NOTE: All distances are approximate

## SCHOOLS:

St Lawrence Church of England Primary

School, Hurstpierpoint ( 0.6 miles)

Albourne Church of England Primary

School, Albourne (1.5 miles)

Downlands Community School,

Hassocks (1.9 miles)

## PUBLIC SCHOOLS:

Hurstpierpoint College ( 1.6 miles)

Burgess Hill School for Girls (4.2 miles)

Ardingly College ( 10.3 miles)

Great Walstead School ( 11.2 miles)

## STATIONS:

Hassocks Mainline Railway Station

(London Victoria/London Bridge

approximately 48 mins) 1.5 miles

Burgess Hill Mainline Railway Station

(London Victoria/London Bridge 55

mins and Brighton 20 mins) 4 miles

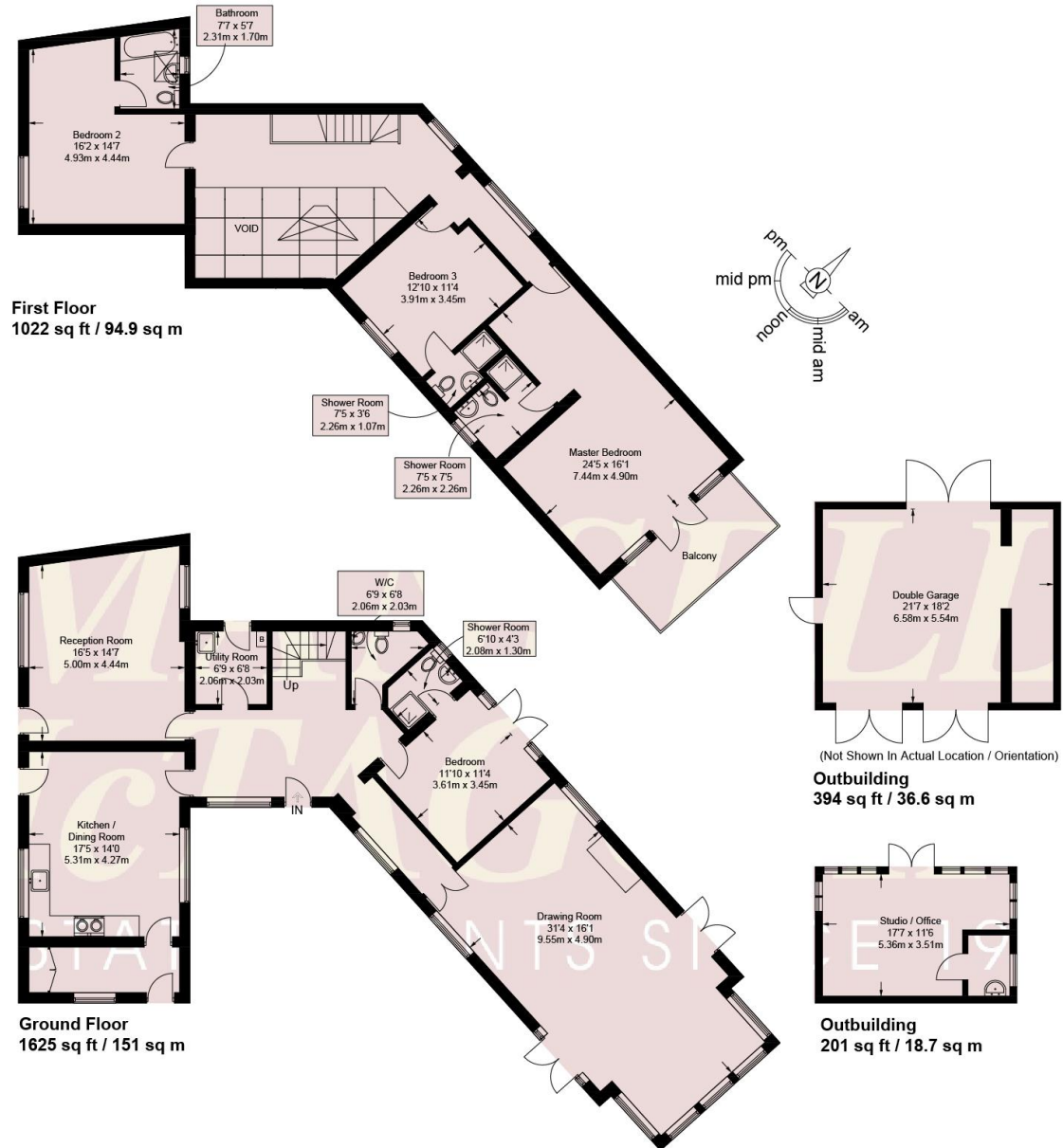


Illustration for identification purposes only,  
measurements are approximate, not to scale. © Mansell McTaggart 2017







*outside...*

#### LOCATION

The High Street in Hurstpierpoint village offers a range of facilities including; post office, three public houses, restaurants, shops, general store, boutiques etc. More comprehensive shopping facilities are available just over a mile away to the east at Hassocks village. Burgess Hill and Haywards Heath town centres are 3 miles and 6 miles to the north with the city of Brighton and Hove 8 miles to the south. Hassocks mainline railway station provides fast and frequent services to London (Victoria/London Bridge 48 minutes), Gatwick International Airport (about 25 minutes) and the South Coast (Brighton 15 minutes). By road, access to the motorway network and surrounding areas at Sayers Common or Pyecombe (A/M23) both within 3 miles.

#### DIRECTIONS

From our offices in Hassocks proceed west on the Keymer Road, under the railway bridge and onto the traffic lights (Stonepound Crossroads), proceed straight over and along into Hurst Road which then becomes Wickham Hill which in turn becomes Hassocks Road which in turn leads to Hurstpierpoint High Street. Opposite the post office (which is on your left hand side) turn right down a small lane, at the end of this lane you turn right into the driveway of Butchers Barn.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor.

Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.

We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

*more details from Mansell McTaggart...*

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