



Magpies Stane Street, Slinfold

Guide Price £1,470,000

Magpies Stane Street

Slinfold, Horsham

This property is a lovely family home also being run as a successful Bed And Breakfast. This home offers so much accommodation, being over 4,000 square foot for the main house alone, that the accommodation can be used in a number of ways. With spacious and flexible accommodation, this property, with main origins being from an 18th century barn, offers an abundance of character. The main room of the barn, with its beautiful, vaulted ceiling and exposed beams as well as open fireplace, creates a stunning first impression. Currently the property is set up with 5 bedrooms all of which have ensuite facilities.

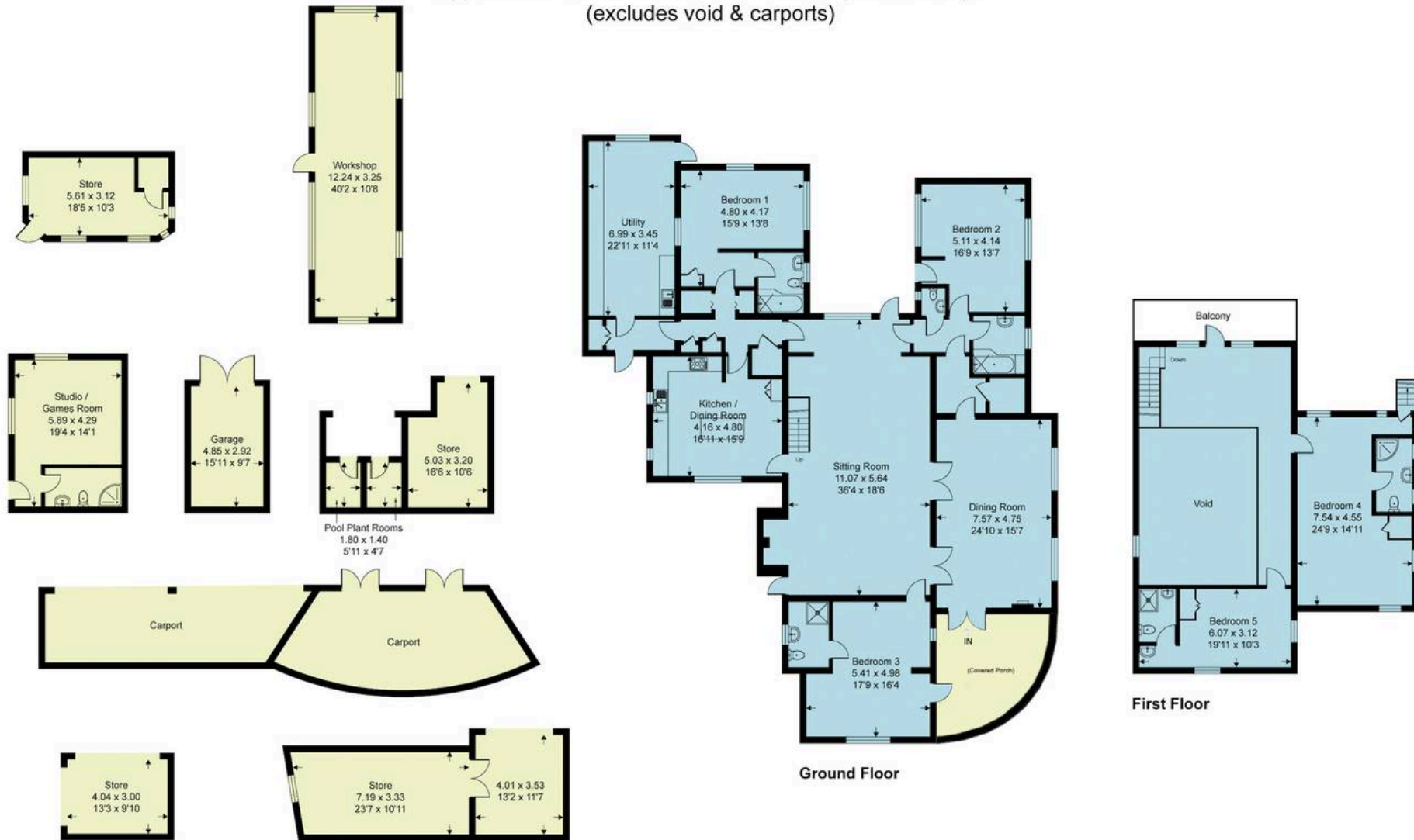
There are two reception rooms, one being double aspect to the side of the property and providing views over the gardens and surrounding open fields. There is a country kitchen/breakfast room which is fitted with contemporary cabinetry topped by a granite worksurfaces and features an island unit.

There is a beautiful galleried landing looking down into the barn section of the home creating a stunning room in both summer and winter and is an amazing place to put a Christmas tree. The landing also provides access to a South facing balcony offering yet another viewpoint. The galleried landing also provides access to two of the five current bedrooms.



Stane Street, RH13

Approximate Gross Internal Area = 347.4 sq m / 3740 sq ft
Approximate Garage Internal Area = 14.2 sq m / 153 sq ft
Approximate Outbuilding Internal Area = 136.7 sq m / 1472 sq ft
Approximate Total Internal Area = 498.3 sq m / 5365 sq ft
(excludes void & carports)



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.

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Outside, there is also a beautiful swimming area with a heated pool surrounded by a walled garden with pool plant room and storage. The gardens surround the property and offer numerous different areas to walk and ponder, mainly laid to lawn surrounded by mature trees and bushes. There are various further outbuildings, a games room and very handy office at the front of the property.

The property also backs onto open farmland providing a lovely vista. The total plot for the property is 0.77 of an acre (approx.)

- Beautiful 18th Century Converted Detached Barn
- Five Double Bedrooms with Five Ensuites
- Modern Fitted Kitchen
- Swimming Pool
- Character Features
- Large Driveway and Parking
- Multiple Outbuildings, Stores and Workshop
- Currently run as a successful Bed and Breakfast
- Access to Slinfold Village and Local School
- Situated Far Back From The Road in Private Plot

Slinfold village benefits from a semi rural location local amenities in the village include a church, village shop, welcoming pub, and a local primary school. Horsham Town only 5 miles away offers a mainline train station. Slinfold offers fantastic walks, cycling and riding with the stunning surrounding countryside. For commuters, Horsham Station is less than 6 miles away and provides direct links to Gatwick (17 minutes) and London Victoria (56 minutes). Convenient access to the M23, leading to the M25, ensures easy connectivity to major road networks.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F







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