



## Little Washbrook Farm

BRIGHTON ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9EF

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# Situation

A unique and rarely available barn conversion filled with charm and character, benefitting from a stunning 2 bedroom annexe and a range of outbuildings, sitting in beautiful, landscaped grounds of approximately 3.5 acres

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, deli, butchers, Post Office, 4 restaurants, 3 public houses, and a church. The larger village of Hassocks, with its mainline train station, provides regular rail services to London. There is also a range of revered state and private schools locally.

Situated in a peaceful and scenic location, skirting the fringes of the South Downs National Park, 'Little Washbrook Farm' offers a rare opportunity to purchase a glorious barn conversion, annexe and outbuildings set amongst a glorious plot of approximately 3.5 acres. Accessed via a private lane, the character-filled property sits centrally within its plot and offers generous accommodation over 3 floors. Notable features throughout include large inglenook fireplaces, exposed beams, and flagstone floors throughout the property. Reception space is plentiful with 4 reception rooms including a well-appointed sitting room with doors opening out onto the gardens. The kitchen/breakfast room leads into the wonderfully light garden room with panoramic views of the garden and over to the majestic ponds. There are 5 bedrooms along with 2 bathrooms on the first floor with stairs leading to the second floor where a sizable, vaulted bedroom resides. A gravelled driveway sits to the side of the property providing ample parking for several vehicles with access to a sizable timber barn. The gardens and grounds have been lovingly managed by an enthusiast and contain a wealth of interesting and unusual plants. Wrapping around the property, they comprise a paved terrace area overlooking the pond, intimate walled gardens, and expanses of lawns with wildflowers, shrubs, and mature trees. A paddock amassing to approximately 1.5 acres resides adjacent to the property and is accessed via a five-bar gate. There is also a unique opportunity to purchase a further parcel of land (approximately 16.1 acres) with a range of substantial outbuildings by separate negotiation.





# Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Gas fired 'Aga' with an extra 2 oven and 4 hob companion
- » Inset double 'Butler Style' sink
- » Space for dishwasher
- » Island unit with granite worksurface and breakfast bar along with a selection of cupboards underneath
- » Flagstone floor



# Bathrooms

## Bathroom 1

- » Panelled bath
- » Corner shower cubicle with wall mounted 'Mira' shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tongue and groove wall panelling
- » Heated towel radiator



## Bathroom 2

- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated towel radiator





# Specification

- » Floor mounted 'Worcester' gas fired boiler
- » Private drainage
- » Character features including flagstone flooring, exposed beams and inglenook fireplaces
- » Gas fired 'Aga' with 2 oven companion and hob
- » 2 Bedroom annexe
- » Stable block with 5 loose boxes & central gated courtyard
- » Tack Room
- » Large timber barn with mezzanine area and storage
- » Large pond and landscaped gardens
- » Further parcel of land to purchase with a range of substantial outbuildings amassing to approximately 16.1 acres by separate negotiation





# Annex

The property benefits from a skilfully converted outbuilding forming a 2 bedroom annexe adjacent to the main property, with a private patio and garden, and a glorious outlook over the pond. The annexe has an open plan layout with the reception space comprising a vaulted kitchen/dining/sitting room with patio doors out onto the private patio. The 2 double bedrooms are serviced by a family shower room and en-suite bathroom. Underfloor heating runs throughout the whole of the property and a wood burning stove in the sitting room compliments the character features of the property.

## KITCHEN

- » Hi-gloss wall and base units
- » Stone worksurfaces with breakfast bar and Inset sink and drainer
- » Inset 5 ring gas hob with extractor fan over
- » Integrated electric oven and microwave

## BATHROOMS

A family shower room and en-suite bathroom with fully fitted white suites comprises a panelled bath with shower over, a fully tiled shower cubicle with wall mounted shower, low level w.c. suites, wash hand basin with cupboards under, and heated ladder style radiators.

## ANNEXE SPECIFICATION

- » Gas fired boiler located in the loft space
- » Underfloor heating throughout the property
- » Useful utility room
- » Private patio and garden overlooking the pond





# External

The property is approached over a private lane to a sizable, gravelled driveway which provides parking for several vehicles and access to a large open sided timber barn. Rear access via a timber gate leads to a paved terrace which extends from one side of the property and looks out over the pond. Lawns with wildflowers and mature trees border the pond and extend to the west where a kitchen garden comprising a potting shed, greenhouse and selection of vegetables beds are housed, along with an orchard of apple trees. A stable block comprising 5 loose boxes, a tack room and a pig sty with a central gated courtyard are attached to the annexe. Adjacent to the entrance of the driveway lies a paddock amassing to approximately 1.5 acres and is accessed via a five-bar gate.







## Transport Links from Little Washbrook

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 8.6 miles
Gatwick Airport	approx. 21 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Little Washbrook Farm, Brighton Road, Hurstpierpoint, BN6 9EF

Approximate Gross Internal Area = 285.8 sq m / 3076 sq ft  
 Outbuilding = 119.8 sq m / 1290 sq ft  
 Annexe = 90.7 sq m / 976 sq ft  
 Stables / Workshop / Store / Yard = 122.5 sq m / 1319 sq ft  
 Total = 618.2 sq m / 6661 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2024

A buyer is advised to obtain verification from the solicitor.

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