



## The Coach House

BRIGHTON ROAD | WOODMANCOTE | WEST SUSSEX | BN5 9ST

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# Situation

A wonderful detached barn style property set in approximately 9 acres of well cared for grounds including stabling for six horses, a detached barn with annexe above and a substantial detached stone building with veranda overlooking the pond

The property is situated within the South downs National Park in the quaint hamlet of Woodmancote, which lies equidistant from the larger villages of Henfield and Hurstpierpoint. Both villages boast bustling High Streets and offer an eclectic range of local shops and amenities. The commuter village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated next to the original siting of the Coach House, this sympathetically built modern home showcases all the charm and character of the original building with a wealth of french oak and the inclusion of a raft of modern comforts. The sizable triple aspect sitting room with mezzanine galleried area is wonderfully light with a vaulted ceiling and french doors leading out onto the stone terrace making for a great entertaining space. The handmade kitchen compliments the style of the building with a range of handmade oak units and worksurfaces. Five bedrooms serviced by three bathrooms are arranged over the ground and lower ground floor. It should be noted that the lower ground floor benefits from electric underfloor heating throughout. Set within its gardens and grounds are a range of outbuildings. A large veranda overlooks the pond where there is a detached 'Pond House' comprising two large rooms with one currently used as a workshop and store. A detached barn with a two bay carport and garage with studio accommodation above comprising a fully fitted kitchenette, bathroom and double bedroom provides the perfect space for guest accommodation. A gated stable block with stabling for six horses and a tack room compliments the large grounds of approximately 9 acres with an exciting prospect for any discerning equestrians.





# Kitchen

- » Oak wall and base units
- » Oak worksurfaces
- » Inset 'Butler style' sink
- » Space for range cooker with extractor fan over
- » Integrated dishwasher
- » Space for fridge freezer





# Bathrooms

## Ground Floor Bathroom

- » Freestanding bath with floor mounted taps
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin



## Principal Bedroom En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Two freestanding stone wash hand basins
- » Heated ladder style towel radiators
- » Tiled floor

## Lower Ground Floor En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under





# Specification

- » Floor mounted 'Grant' oil fired boiler located in the utility room
- » Useful utility room with space for further appliances
- » Large sitting room with mezzanine study/bedroom 6
- » Gardens and grounds amassing to approximately 9 acres

## Outbuildings

### The Pond House

Accessed via a large arched timber door with wrought iron fittings made by a local blacksmith. The Pond House comprises two rooms with double doors leading out onto the veranda overlooking the pond. Features include a granite stone open fireplace, 'Amtico' flooring with electric underfloor heating throughout.

### Detached Barn

The detached barn comprises a two bay carport and garage with a one bedroom, bathroom and open plan kitchen/sitting room studio flat above. Features include a south facing Juliet balcony and electric underfloor heating throughout.

### Stabling

There is a gated stable block with stabling for six horses and a tack room and hay store.



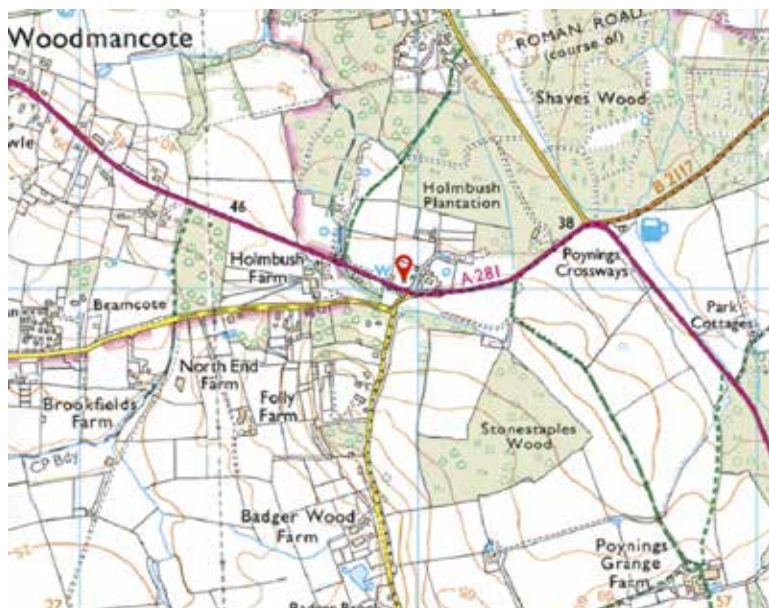


# External

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The property is approached via wrought iron gates and over a sweeping shingle driveway. Gardens surround the house on all sides with areas of patios. Behind the house there is another decked area and further gardens with a pizza oven and a South African barbecue. The gardens continue to the front and are predominantly laid to lawn continuing on to the approximately eight acres of paddocks. There is a gated stable block with stabling for six horses to the side of the house along with detached barn and pond house with veranda overlooking the pond. The rear fields have a separate vehicular roadside entrance.





## Transport Links

Hassocks Train Station	approx. 5 miles
Haywards Heath Train Station	approx. 11.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 25 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.

## Brighton Road, Woodmancote, BN5 9ST

Approximate Gross Internal Area = 243.7 sq m / 2623 sq ft

Annexe = 119.0 sq m / 1281 sq ft

Outbuildings = 191.6 sq m / 2062 sq ft

Total = 554.3 sq m / 5966 sq ft

(Excluding Mezzanine)

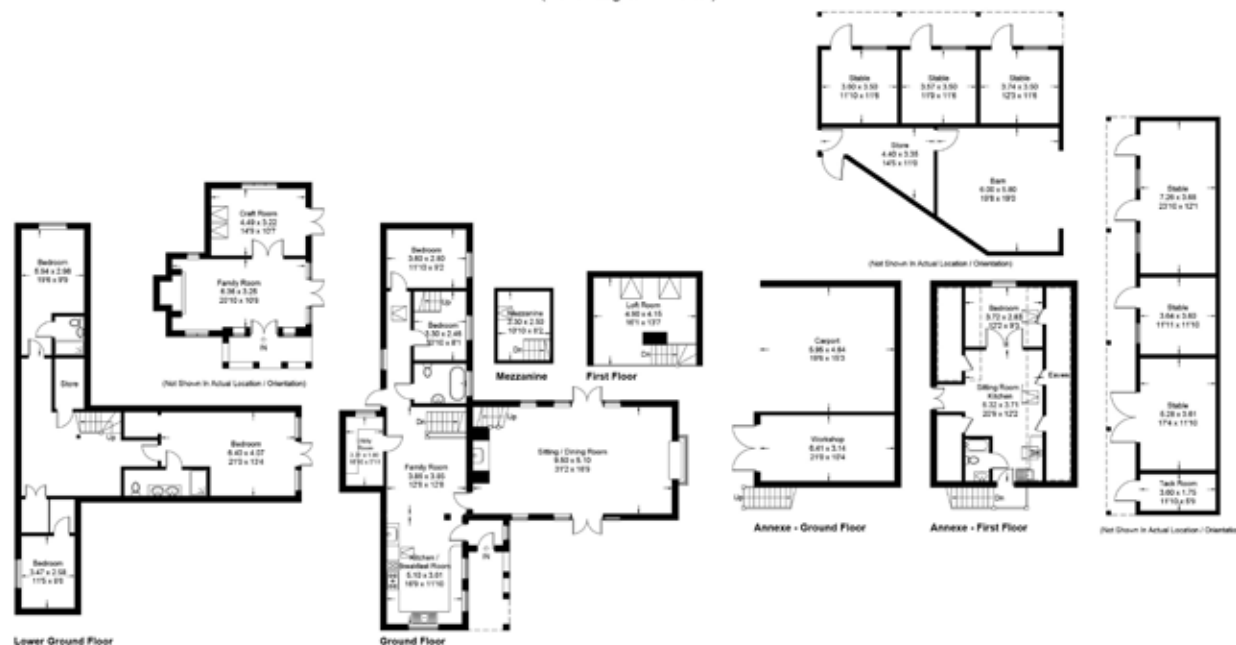


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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