



**hamlyn
smith.**

The Coach House, Woodmancote, BN5 9ST

Guide price
£1,500,000 - £1,750,000

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 5 Bedrooms

 2 Receptions

 3 Bathrooms

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Hamlyn Smith proudly present to the market, The Coach House, Woodmancote, West Sussex, set in just over 8 acres, stabling for six horses, a separate building housing a studio/workroom and a garage block with accommodation above.



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The original Coach House was at the side of the road before the current owners took down the entire property and moved it to its current, more secluded, location. A lane leads off Brighton Road to the new gates of the property, where the main house, the garage block and the Pond House, are arranged around a large gravel drive. Close to the main house, a cherry tree stands next to the patio which is laid with Indian stone. This is a serene spot from where you have an outlook towards the pond. The house is surrounded by gardens covering just under two acres, with a further eight acres of fields beyond, edged with oak trees, and separated from the gardens by a ha-ha.

The house is predominantly constructed from French oak, which replaced many of the original timbers when the house was moved, although where possible they were retained. The magnificent living room, which is nine metres long, has a vaulted ceiling that is an incredible six metres high. A large woodburning stove sits at one end of the room in an enormous fireplace. The floors are wide oak planks and at the opposite end to the fireplace, there is a bay, with leaded light windows and a window seat which looks out over the lawns. A mezzanine floor is reached by climbing the stairs to the side of the fireplace. This mezzanine room is currently arranged as a sixth bedroom and is a versatile space with rooflights which could be used as a work space.

The kitchen in the generous kitchen/dining room has been handmade in beautiful oak, with a butler sink, a breakfast bar and storage. There is space for a range cooker and an American-style fridge freezer. There is also space for an integrated dishwasher. The washing machine and dryer are housed in the adjacent utility room which also has a butler sink. This is where the oil-fired boiler is located for the central heating. The hot water system is run off a pressurised hot water tank, located in a cupboard on the lower ground floor.

The bedrooms are arranged over the ground floor and lower ground floor, with two bedrooms and a bathroom on the ground floor and three further bedrooms downstairs. A superb master bedroom with an ensuite shower room, has double doors onto the gardens. There is plumbing for a freestanding bath in the bedroom, but the bath itself is not remaining with the property. The second bedroom is also ensuite. The entire lower ground floor has electric underfloor heating.

The garage block has one garage and a two-bay carport, with a one-bedroom flat above, on the first floor. Some of the ancient oak beams from the original house have been repurposed at the entrance to the carport. A staircase at the side of the building, rises to the first floor flat, which has a double bedroom, bathroom and kitchen, as well as eaves storage space. The living room/kitchen has French doors onto a Juliet balcony and the flat has underfloor heating.

A former pigsty has been converted to what is now The Pond House. The entrance has a huge, arched, timber door with wrought iron fittings, made by a local blacksmith. As you enter, there is an impressive stone fireplace to your left. Double doors from this room open to the decking area overlooking the pond. There is a workshop, in a further room, with a butler sink and another set of double doors onto the deck. Two rooflights bring light from above. The Pond House has Amtico flooring and underfloor heating throughout.

Behind the house, there is another decked area, and further gardens, with a pizza oven and a South African braai (barbecue). The stable block has stabling for six horses, although two of the stables have been converted and are currently being used as a gym. There is also a tack room, feed room and hay store.

The Coach House is just off Brighton Road, Woodmancote, between the Sussex villages of Poynings, Hurstpeirpoint and Henfield. This glorious location, surrounded by the South Downs, provides endless possibilities for access to the countryside. Hascombe Equestrian Centre and Hickstead are also within easy reach for those with the equestrian bug. The South Downs Way passes just south of Poynings and can be joined at Saddlescombe Farm. The renowned Ginger Fox restaurant is a ten minute walk from the house; it is a great spot for Sunday lunch and has a pretty beer garden. In the village of Poynings is the popular Royal Oak pub. Only slightly further afield, the thriving village of Henfield has a busy high street, that has local shops and amenities. Henfield also has four pubs, cafés, its own school, and a public library. A bus stop is only moments from the house, with regular services into Brighton, Horsham and other surrounding villages. Brighton & Hove is a short drive away and there is easy access by road to the A23 and to Gatwick. Hassocks train station is a 15-minute drive, from where there are regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton and Worthing.

