



Granary Barn | Wyckham Lane | Steyning | West Sussex | BN44 3YW

**H.J. BURT**  
Chartered Surveyors : Estate Agents





- Beautifully situated & charming agricultural & equestrian smallholding occupying a fine rural position with panoramic views to the South Downs and with direct access to Downs Link for extensive riding, walking & cycling opportunities.
- Beautifully presented detached granary with light and airy semi-open plan living accommodation.
- Entrance lobby, cloakroom, living/dining room with wood burning stove, snug, kitchen, rear hall/utility. First floor study area, en-suite main bedroom with Juliet balcony & mezzanine, second en-suite double bedroom.
- Previous planning consent (footings commenced) for single storey extension for study, two additional bedroom or living room & bathroom.
- Driveway, garden & summerhouse all with super open views.
- Adjacent pasture land part on greensand including fenced paddocks, stable block with 3 boxes, feed & fodder stores plus large workshop.
- Extending overall to c. 2.61 acres (1.06 Ha).

## Description

Granary Barn comprises a beautifully presented detached granary conversion set in a fine rural position on the edge of the Downs Link in a small cluster of rural conversions and houses and enjoying panoramic views to the South Downs and being within 2 miles of Steyning. The Granary comprises light and airy semi open plan ground floor living accommodation including **entrance lobby** with **cloakroom** off thence leading into a **living/dining room** with part tiled and part carpeted floor with wood burning stove to one corner and French doors to the terrace and garden, part exposed timbers, semi separated **corner snug**. Thence linking to the **kitchen** with its range of fitted wall units including worktops with cupboards and drawers integrated dishwasher and LPG range cooker with extractor over, 1½ bowl sink. Door to **rear hall/utility** with further range of fitted cupboards and oil-fired boiler and point for washing machine, door to outside. The semi open plan living accommodation faces West, East and South.

Approached from the living area, fine spiral staircase rising to **first floor study area** with part glazed screen part overlooking the kitchen and then with doors including to the super

**main bedroom with Juliet balcony** facing East to the expansive views and morning light, fitted wardrobes and drawers, **en-suite shower room and mezzanine storage area** over part of bedroom. **Second en-suite double bedroom** also with good views and side storage recess.

Outside, the driveway is understood to include completed footings (and as acknowledged by Building Control) for the **previously consented (ref DC/15/0815) single storey extension** and extracts of drawings of which are appended, and which include weather-boarded and tiled external elevations with a **glazed linkway/entrance hall** from the Granary to the ground floor accommodation and with **additional bedroom, living room/further bedroom, bathroom and study**.

To the South side of the Granary is a smart **sundeck plus summer house** and side terrace and **shed** bordering the neighbouring brook. The main lawned **garden** lies on the East side of the house and is a good size with sensational open views.

Across the lane/Downs link are **two adjoining land parcels divided by the meandering brook** and with separate gated access points off the lane. The main part to the North side lies on free-draining greensand soil and includes a **further parking area and side vegetable garden** with drive in-between the **fenced paddocks** and leading to a smart **stable block with 3 boxes, feed and fodder stores** with associated hard standing, power and light. To one side is large **workshop** also enjoying the extensive views from its side windows. To the South of the brook and with separate access off the lane is the **further area of pasture land with small field shelter**. **The property as a whole extends to approximately 2.61 acres (1.06 Ha).**

## Location

The property occupies a desirable rural location within 2 miles of the old market town of Steyning with its extensive range of shops, trades and facilities as well as schools for all ages groups. More extensive facilities can be found on the coast at Worthing within circa 10.5 miles and at the cosmopolitan city of Brighton within 15 miles. Shoreham-by-sea also with a good range of facilities, small harbour, airport and railway station is 6.5 miles, whilst Horsham and Haywards Heath are c.18.25 miles and c. 19.5 miles respectively. Road connections are good in the local area and with the A23/M23 heading North including access to Gatwick airport (c. 35.25 miles) and thence to the M25.









There are a good range of both state and independent schools for all ages groups in the area. There are also a good range of local footpaths in the area as well as riding along the Downs link and then interconnecting to other bridleways and footpaths.

## Information

Property Reference: HJB00501

Photos & particulars prepared: March 2024 (ref RBA)

Services Freehold title numbers WSX309914 & WSX406015. Mains water and electricity. Private Klargestor drainage. Oil-fired central heating.

Local Authority: Horsham District Council.

Council Tax Band: 'E'.

## Directions

What3words:///insisting.continues.shot

From Steyning High Street proceed down Church Street which then crosses over the Steyning bypass and joins with Kings Barn Lane. Continue to the East end of Kings Barn Lane which then merges with Wyckham Lane and continue North crossing the disused old railway line and carry along the farm track North to the property as shown on the appended plan.

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

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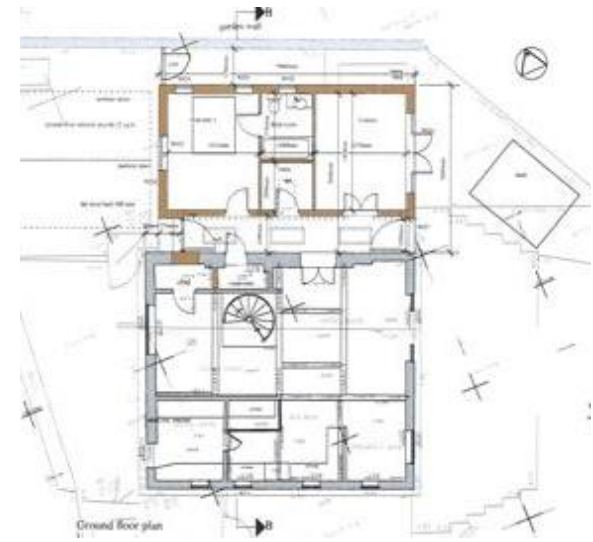
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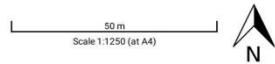


Granary Barn, Wyckham Lane,  
Steving, West Sussex



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# Wyckham Lane, BN44

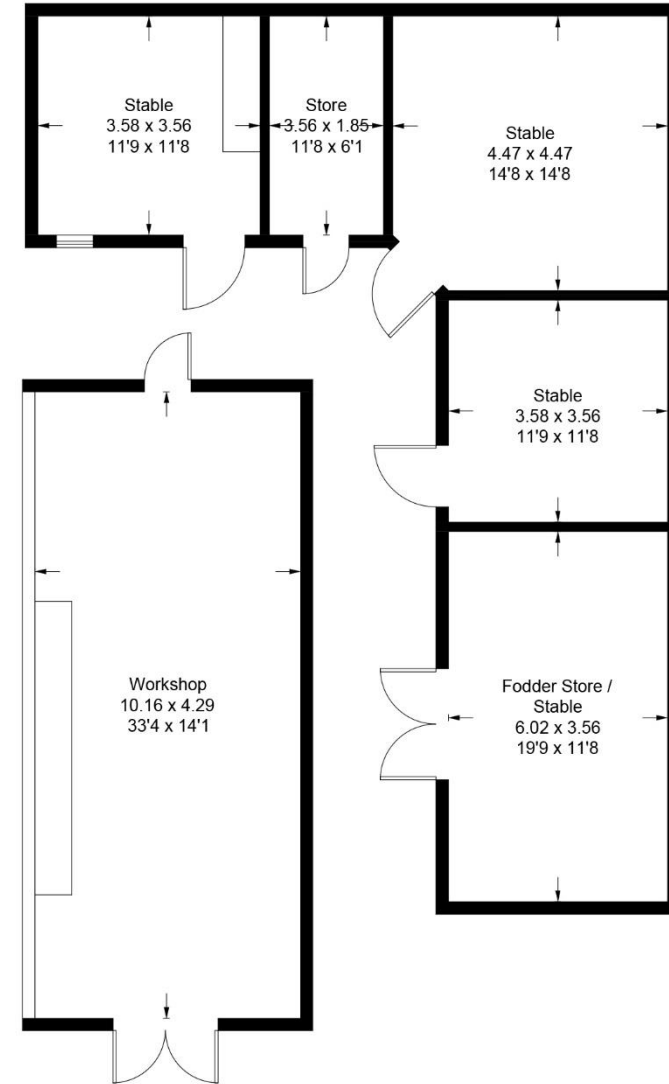
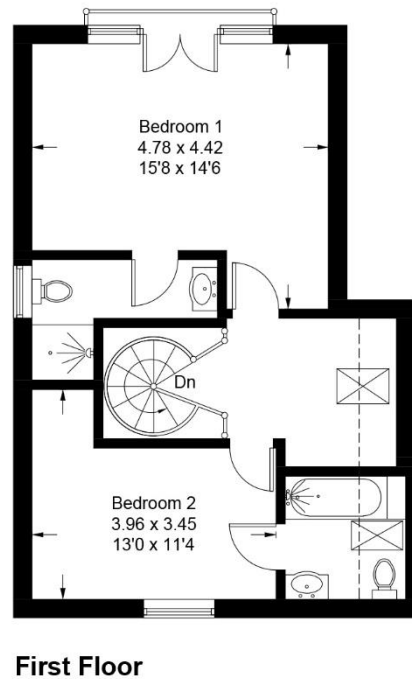
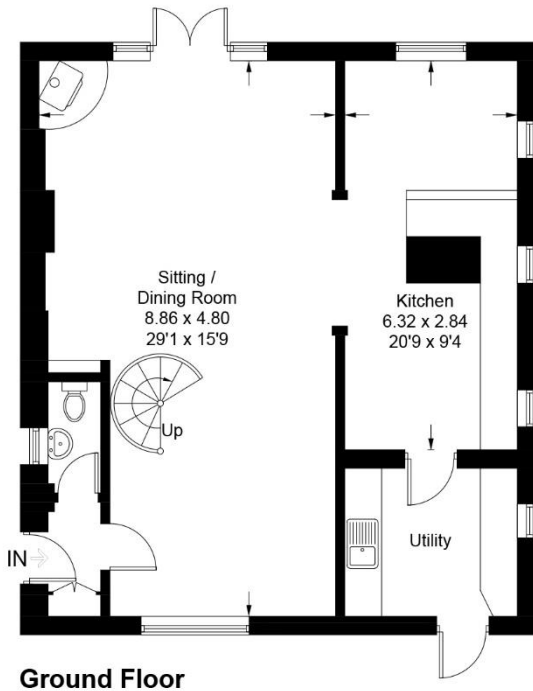
Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft

Outbuildings = 118.5 sq m / 1275 sq ft

Total = 236.5 sq m / 2545 sq ft



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1062224)



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