



Bottings Farmhouse | Mockbridge, Henfield | West Sussex | BN5 9AD

H.J. BURT
Chartered Surveyors : Estate Agents



Bottings Farmhouse | London Road | Mockbridge, Henfield | West Sussex | BN5 9AD

Guide Price: £865,000



- *To be sold for the first time in over 55 years.*
- An historic and charming Grade II Listed detached house of great character. Freehold. Council Tax 'F'.
- With accommodation of great character and offering great potential for further refurbishment.
- Affording: entrance hall, kitchen/breakfast room, cellar, living room, sitting room, shower room, utility kitchen, 3 double bedrooms, first floor bathroom/dressing room, single bedroom 4 with ensuite shower room & adjacent dressing room.
- Delightful mature gardens with overall plot incl. part of drive of approx. 0.86 of an acre (0.35 Ha).
- Occupying a peaceful semi-rural location within 1.5 miles of Henfield; c. 7 miles Hassocks train station; c. 9.75 miles Horsham.

Description

Bottings Farmhouse comprises a handsome detached former farmhouse, Listed Grade II of special architectural and historic interest and being believed to be of 17th Century or earlier origin. The good size house offers a great opportunity for an incoming purchaser to undertake sympathetic refurbishment to create a fine family house enjoying a peaceful semi-rural location overlooking a good size garden. The property is close to extensive countryside walks and is within convenient driving distance of main routes and centres including Henfield village within 1.5 miles.

The accommodation includes rooms of character with many traditional features including **farmhouse kitchen/breakfast room** with oak flooring and exposed beams, two bay windows, range of fitted kitchen units, door to walk-in larder and separate door and steps down to a **small cellar**. The two reception rooms are accessed from an internal hallway and include a West facing **living room with inglenook fireplace** and exposed timbers whilst the **main sitting room also includes an inglenook fireplace** and is double aspect facing South and North and with French door out to the garden. To the remainder of the ground floor is a rear staircase with adjacent **modern fitted shower room** with fitted cupboards and an adjacent fitted **utility kitchen** with door out to the garden.



To the first floor and accessed by the main staircase is the double aspect **principal bedroom one** with corner cupboard and door to stairs to **attic**. Across the landing is **double bedroom two**, currently a through-bedroom which links to **double bedroom three** with rear staircase to the ground floor and door to **dressing/shower room**. To the other side of bedroom two and accessed under a low tie-beam is a **dressing room** which in turn has a low doorway under a tie-beam to **bedroom four** which includes a **small ensuite shower room** off.

Approached from a **long private driveway** shared with two neighbouring residential properties there is an attractive approach to the property thence leading to a private driveway on the North side of the house and with further grassed area offering scope, subject to all necessary consents, for **potential further parking and garaging**.

The very **attractive and good size garden** lies on the South and West sides of the house with areas of terracing at the rear of the house and then wide areas of lawn interspersed with mixed planting including colourful climbers and herbaceous plants and shrubs to the West end to the part dividing wall with **greenhouse and old piggeries**. To the South-West corner of the plot is a **detached workshop/storage** building previously with consent for alteration and adaptation, but which has since lapsed. **The property as a whole and including part of the drive extends to approximately 0.86 of an acre (0.35 Ha).**







Location

Henfield offers a good range of local shops, trades and facilities including primary school with secondary schooling also available in Horsham and Steyning. More extensive facilities can be found in the old market town of Horsham, approx. 9.75 miles and including mainline railway station which may also be found at Hassocks to the East, approx. 7 miles. The cosmopolitan coastal city of Brighton with its extensive range of facilities and recreational opportunities is within 13 miles whilst Gatwick Airport is approx. 19 miles. There are an extensive range of public footpaths readily accessible nearby and also with the popular Bull Inn at the end of the long private drive shared with two neighbours.

Information

Property Ref: HJB02535. **Photos & particulars prepared:** prepared July 2024 & revised April 2025 (Ref RBA).

Services: H. M. Land Registry Title No. WSX332084.

Mains water, electricity and drainage are understood to be connected. Part electric heating.

Local Authority: Horsham District Council. **Council Tax Band:** 'F'.

The property is sold subject to all outgoing, easements and other rights and obligations of every description whether mentioned in these particulars or not.

Directions

what3words:///refers.distilled.coupler

From the A281 Brighton Road heading South from Horsham and the A272 travel through Shermanbury and, having past the right/West hand turning to Partridge Green, continue along the road passing over the River Adur bridge and shortly thereafter take the second turning on the right just before the Bull Inn. The signposted shared private entrance drive leading to Bottings Farmhouse will then be seen on the right-hand side.

Viewing an internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Bottings Farmhouse,
London Road, Henfield,
West Sussex



Henfield , BN5

Approximate Gross Internal Area = 225.0 sq m / 2422 sq ft

Cellar = 5.5 sq m / 59 sq ft

Outbuildings = 51.6 sq m / 555 sq ft

Total = 282.1 sq m / 3036 sq ft



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.(ID1103743)



H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

UKLANDand
FARMS.co.uk

zoopla

PrimeLocation.com

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services