



Chantry Farm | Coneyhurst, Nr. Billingshurst | West Sussex | RH14 9DY

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

***“A Room with a View!”***



- Occupying an enviable rural position with sensational views to a wide breadth of the South Downs & surrounding Sussex countryside, a very attractive grassland farm with tremendous potential. Freehold. Council Tax 'E'. EPC 'C'.
- Superb modern oak framed farmhouse (equestrian/agricultural/forestry occupancy condition) finished to a very high standard including fine first floor open plan living/dining/kitchen & balcony; ground floor part galleried entrance hall, principal en-suite bedroom, 2 further double bedrooms, bathroom & utility.
- Adjoining Sussex Barn with consent (DC/21/2531) for 3-bedroom independent residential conversion. Brick & tile workshop/store/office.
- Adjoining South facing pasture land. Overall, c. 19.18 acres (7.76 Ha).
- Additional pasture and woodland of c. 22 acres (8.90Ha) potentially available for sale by separate negotiation.
- Within 3 miles of Billingshurst (mainline station) & 8 miles of Horsham.

### Description

Chantry Farm comprises an extremely attractive grassland farm occupying an enviable rural position from its partly elevated ridge point in the heart of the Sussex Weald and enjoying stunning views to a wide breadth of the South Downs and including the well-known landmark of Chanctonbury Ring and as well over surrounding farmland and woodland. As part of the tremendous potential for this equestrian or agricultural property, the adjoining Sussex Barn has consent for an independent conversion and would also offer scope to potentially join with the adjacent workshop/office building or even the farmhouse: see indicative artist's impressions and subject to all consents.

In addition, to the gently sloping and South facing pasture land forming the foreground to the wonderful outlook of the plot of c. 19.18 acres, there is an area of additional and adjacent pasture and woodland extending to c. 22 acres (8.90Ha) which may potentially be available for purchase by separate negotiation.

The superb oak framed modern farmhouse built to a high standard and finish and with an Energy Performance Rating of C (76) and with the finish being to Code Level 3 of the requirements for sustainable homes.







The external elevations of the handsome barn style house include oak weatherboarded walls interjected with a number of oak double glazed windows and doors and under a clay tiled roof and with feature French doors and first floor balcony to the South elevation to take advantage of the panoramic views over the property's own land and beyond. Similarly, the design of the house has sought to maximise the lovely position and views, with the main living accommodation being to the first floor and accessed by an oak staircase from the **galleried ground floor reception hall**.

As you step in from the front door there is a great feeling of light and volume to the house plus the character of the extensive exposed mellow oak beams and joinery exposed to the full vaulted roof height. The whole of the ground floor comprises **limestone flagged floors with underfloor heating** which combined with good levels of insulation allows heat to filter up to the first floor. There are oak doors throughout and the fine oak staircase with glazed inset panels rises to the first-floor main living space with vaulted ceiling and exposed oak framing and trusses lit by conservation rooflights and with oak floorboards.

The open plan accommodation faces to all points of the compass with the main focus being to the South and with French doors out to the **covered balcony with beautiful panoramic views** over the garden, pasture land and beyond and with similarly good views to the North over the adjoining pasture and woodland. To the South end is a **sitting and living area** which thence opens up to the very smart **bespoke kitchen** by DG Clifton & Son with good range of hand-built fitted cupboards and soft close drawers under light granite worktops and encompassing integrated Bosch dishwasher, integrated fridge and waste bin, sink unit, Neff induction hob and 2-ring LPG gas side hob with pop up extractor behind and twin Neff fan ovens below. **Good size dining area to one side with space for table to seat 12**. In addition to discreetly concealed lighting and up-lighters to show off the lovely exposed and vaulted roof and timbers, there is extensive ethernet cabling for tv, internet and lighting and with App-controlled heating and individual thermostats to ground floor.

To the ground floor from the reception hall with linen cupboard housing Megaflo pressurised hot water cylinder and underfloor heating controls there is a useful **utility room** with door to outside, points for washing machine and dryer and fridge freezer, sink, cupboards and wall mounted Worcester LPG gas fired boiler. The **principal ensuite bedroom** faces South and East with French doors to the terrace and lovely views, **dressing area recess and ensuite wet room** with limestone tiling to wet area, basin and w.c, heated towel rail and extractor. **Double bedrooms two and three face East** and as does the **family bathroom with luxury fittings** by Villeroy & Boch including bath with hair shower, basin, w.c and heated towel rail.



***CGI Image showing the potential future interlinking of the already consented conversion of the Sussex Barn with the existing farm office/store/workshop and farmhouse subject to obtaining any further planning consents needed.***





Outside, from the **driveway and area of parking** in front of the barn, there is a useful **detached brick and tile workshop/store** with power and light connected and providing good potential subject to any planning consents. Paved terracing surrounds the house and widens to the South side to provide a lovely viewpoint and **spot for alfresco dining** overlooking the lawned area of garden with end beds and thence opening up to the pasture land.

The appealing timber framed and part brick Sussex barn is of two storeys and of three bays with weather bordered elevations under a tiled roof. The barn was originally granted prior approval under Class Q for change of use from an agricultural building to a dwelling house on 20th May 2019 (ref. DC/19/0692). Approval of reserved matters under this consent was granted on 15th March 2021 (ref. DISC/21/0029). **Full planning consent was then granted on 6th January 2022 (ref. DC/21/2531) for conversion of the barn into an independent dwelling with lean-to veranda, associated parking and garden area.** As a conversion of an existing building there are no occupancy constraints on the Sussex barn. A copy of the planning consent is appended and with full details available on the Horsham District Council planning portal.

The proposed accommodation as shown on the originally consented plans comprised a semi open plan ground floor accommodation with **vaulted central bay with galleried landings over** and including **living and dining area** and then with **kitchen** to one corner, **cloakroom** and ground floor **bedroom three**. To the first floor, there are two proposed staircases to small galleried landings overlooking the dining area below and with fully exposed timbers and then **two en-suite bedrooms either side**. Outside, proposed parking and garden areas.

To the East side of the farmhouse is a **home paddock with twin mobile field shelter** and then the main area of **pasture land gently slopes to the South** and with woodland shaw to the West side. **The property extends overall to approx. 19.18 acres (7.76 Ha)** and is considered to offer good scope for a variety of **equestrian, agricultural, horticultural and small holding interests and including potential vine planting and wine production.**

The farmhouse was built subject to planning consent granted in 2013 ref. DC/13/0698 which included under Condition 2 an agricultural occupancy condition. This condition was subsequently amended in **July 2024 under consent ref. DC/24/0845** to provide a variation that the occupation of the farmhouse (but no limitation on the barn) can also include those working in forestry or equestrian activities: ***"The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, forestry or equestrian related activities, or a widow or widower of such a person and any resident dependants."***





***CGI Image showing the potential future interlinking of the already consented conversion of the Sussex Barn with the existing farm office/store/workshop and farmhouse subject to obtaining any further planning consents needed.***



To the North of the property is an **additional area of pasture land with small area of woodland extending overall to c. 22 acres (8.90 Ha)** and all or part of which may potentially be available for sale by separate negotiation with Chantry Farm.

## Location

Coneyhurst (named after the old words for 'rabbit-wood') is a rural hamlet between Coolham and Billingshurst which is c. 2.75 miles driving distance and includes a good range of local facilities as well as a mainline station with services to London Victoria. The old market town of Horsham with extensive facilities, plus mainline station, cinema/theatre and good range of schools is within 10.5 miles, whilst the local settlements of Storrington and Pulborough are both within 6.5 miles. The cosmopolitan coastal city of Brighton with an extensive range of many facilities and recreational pursuits is c. 24.75 miles, whilst Gatwick airport is c. 25.75 miles.

There are a good range of both state and independent schools for all age groups in the area. There are a good range of local footpaths including a public footpath running along the drive and then also a path along the Southern section of the land.

## Information

**Property Ref:** HJB02344. **Particulars prepared:** September 2024 (photos 2022 & 2024).

**Services:** Mains water and electricity. LPG (underground tank) fired central heating. Private modern sewage treatment plant. **Local Authority:** Horsham District Council. **Council Tax:** 'E'.

**Freehold title part** WSX253192, WSX407721 and part WSX169145.

**Directions:** what 3 words///started.fulfilled.feeds

From Billingshurst heading East on the A272, within c. 2.5 miles take the first main right hand turning into West Chiltington Lane South bound (not the North part of the lane). Thereafter continue along the lane until the entrance drive to the farm (see plan) on the right and before Balls Green Cottages on the adjacent side of the road. **Alternatively**, from the A272 heading West bound from Coolham crossroads, take the second lane on the left and follow as above.

## Viewing via H.J. BURT Steyning

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

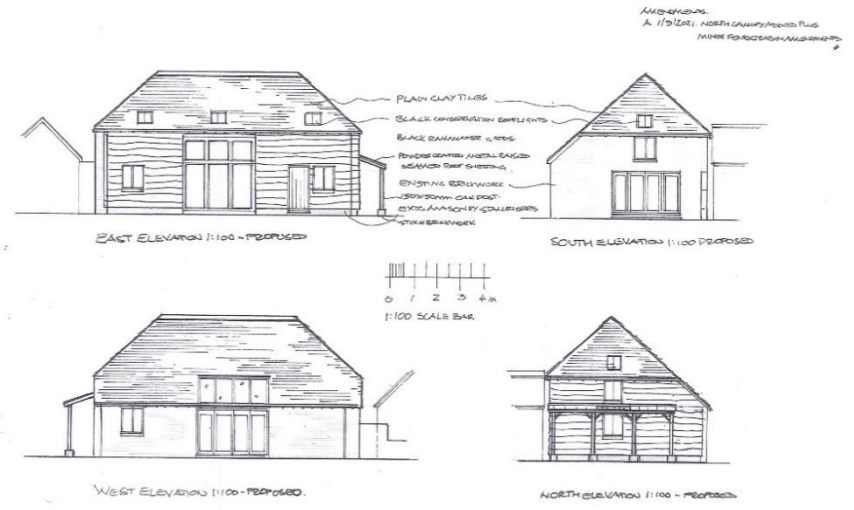
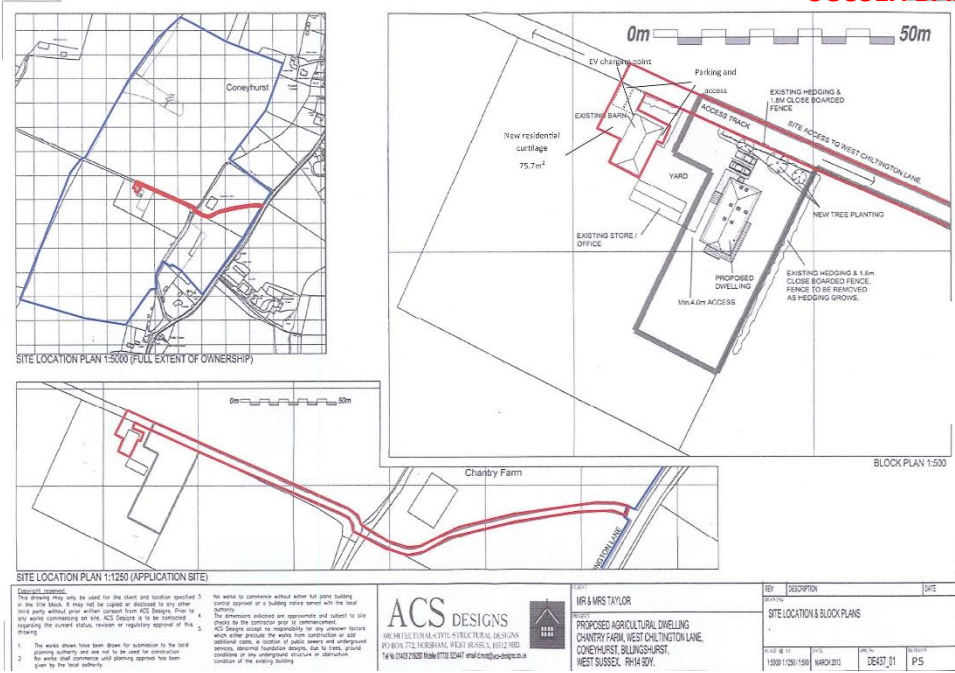
01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



**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.



# SUSSEX BARN PROPOSED CONVERSION



PROPOSED:  
 BARN CONVERSION WITH LEAN-TO ON NORTH ELEVATION  
 CHANTRY FARM, WEST CHILTINGTON LANE, COVEHURST  
 BILLINGHAM WEST SUSSEX, BN14 5DY.  
 CLIENTS: MRS & MRS TAYLOR  
 SCALE: 1:100  
 DATE: 20/10/11

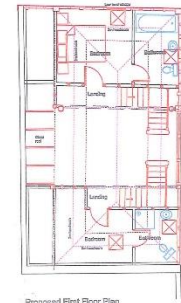
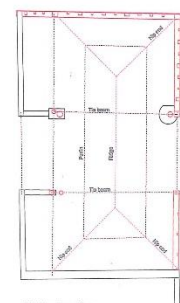
**ACS DESIGNS**  
 MR H. TAYLOR ARCHITECTURAL DESIGN  
 14 N. CHICHESTER ROAD, COVEHURST, WEST SUSSEX, BN14 5DY.

**MRS & MRS TAYLOR**  
 PROPOSED AGRICULTURAL DWELLING  
 CHANTRY FARM, WEST CHILTINGTON LANE,  
 COVEHURST, BILLINGHAM,  
 WEST SUSSEX, BN14 5DY.

| REV | DESCRIPTION                 | DATE |
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## BUILDING REGULATION NOTES

**Roofing & Eave Details / Over Drain**  
 All 340mm x 210mm rafters to be fixed with rafter-to-rafters  
 Gable end eaves to be fixed.  
 Building oak frame to remain, with internal, and exterior  
 coating retained.



**Graham Askew**  
 Chartered Building Surveyor  
 14 N. CHICHESTER ROAD, COVEHURST, WEST SUSSEX, BN14 5DY.  
 Mr & Mrs M Taylor  
 Chantry Farm  
 West Chiltington Lane  
 Covehurst  
 Billingham  
 West Sussex  
 BN14 5DY  
 Drawing No: BLDG 01 Proposed Floor Plans  
 Date: 20/10/11  
 Scale: 1:50  
 Drawn: G.L. Carter  
 Checked: G.L. Carter  
 Date: 20/10/11



# West Chilmington Lane, RH14

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft  
(Excluding Void)

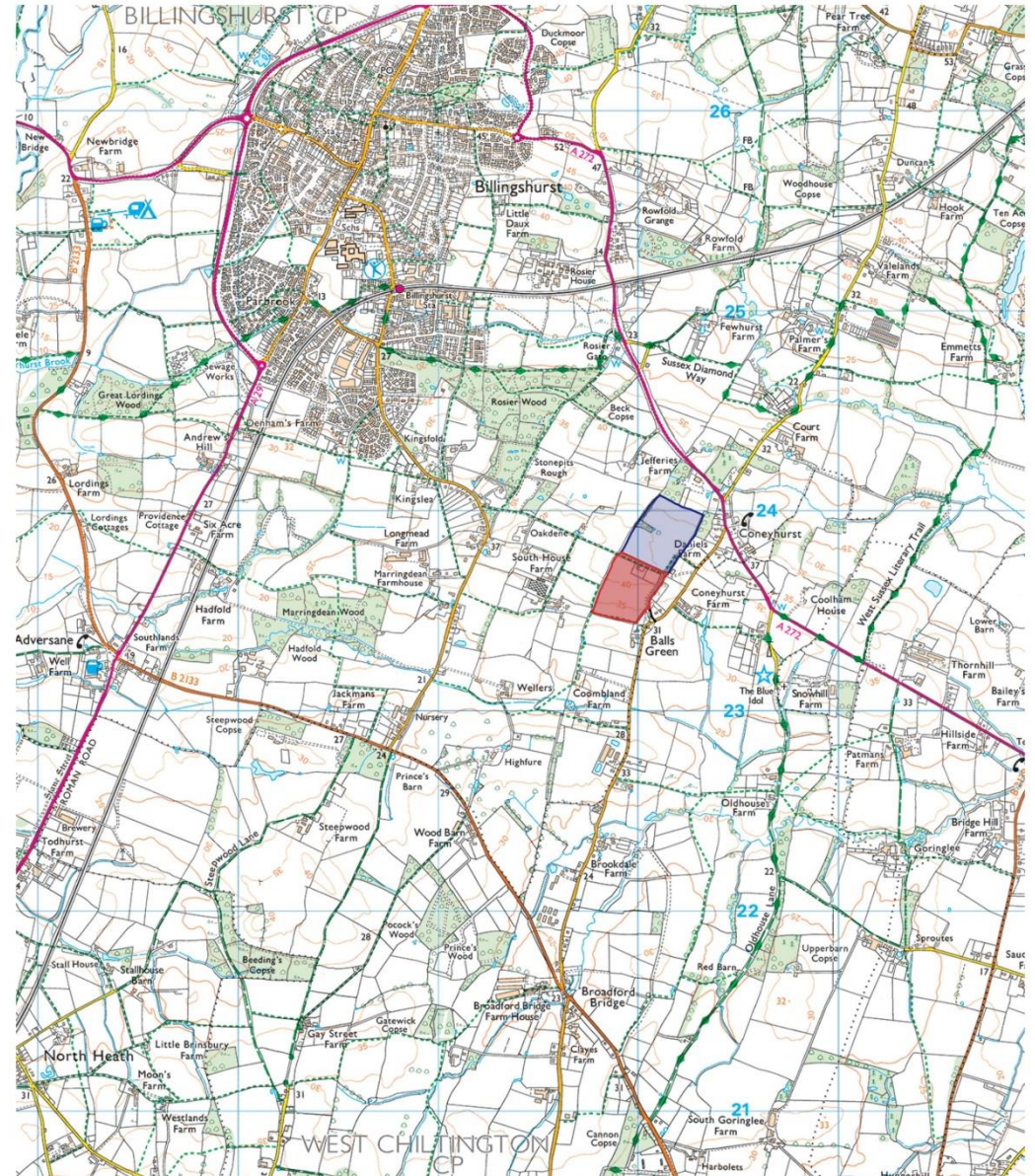
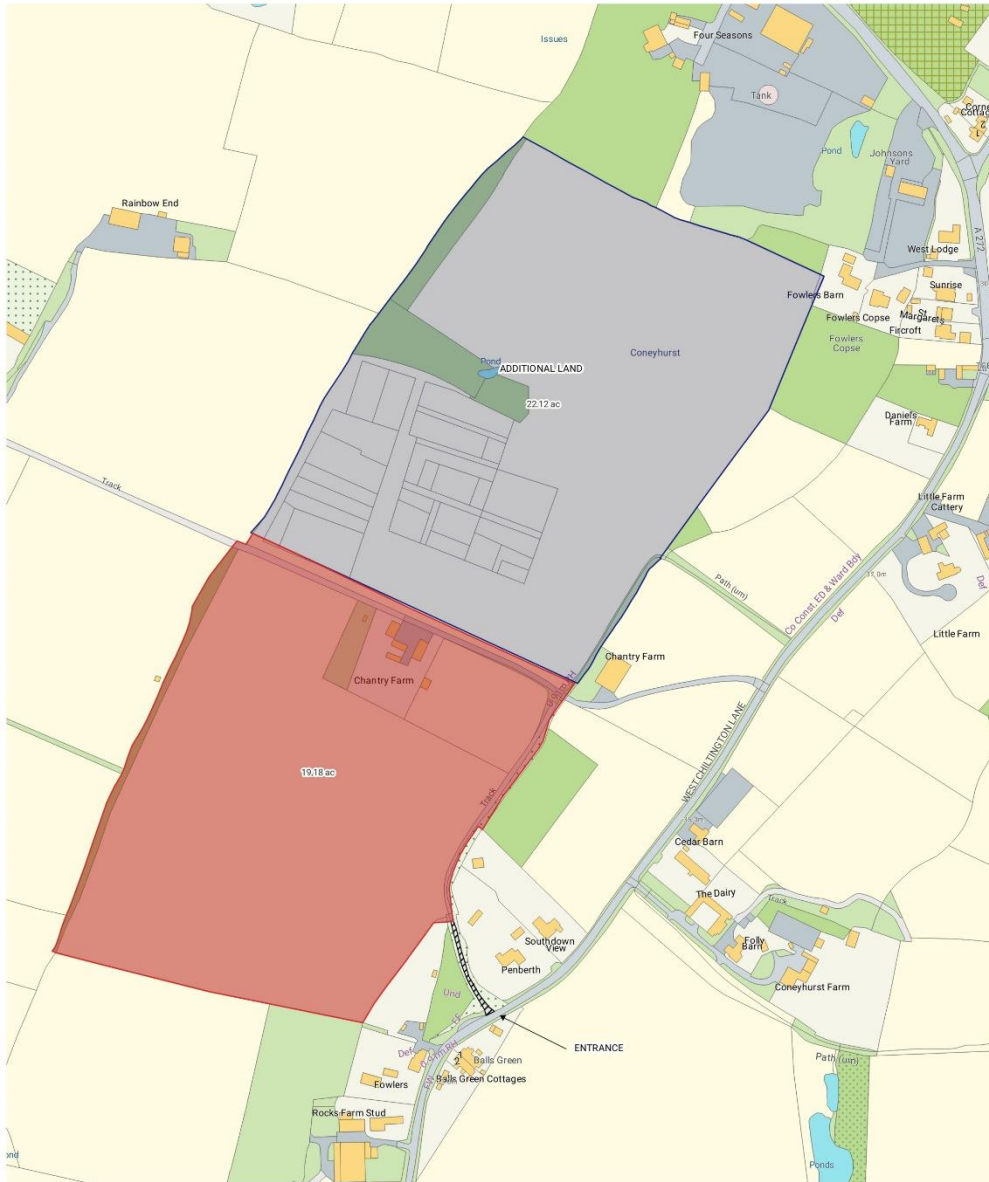
Outbuildings = 140.8 sq m / 1515 sq ft

Total = 293.7 sq m / 3161 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 2022.(ID873259)





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

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