



Little Coltstaple Farm | Coltstaple Lane | Horsham | West Sussex | RH13 9BB

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £1,500,000 | Freehold



- An historic Grade II Listed former manor house dating in part from the 14th C. & set in c. 12.25 acres with equestrian facilities & lovely views to the South Downs. Freehold. Council Tax 'G'. EPC 'D'.
- Occupying a very desirable rural location within 2.5 miles of Horsham.
- Having recently undergone sympathetic renovation & modernisation including enhanced insulation & air-source heat pump.
- Entrance hall, living room, sitting room/snug, garden/dining room, kitchen/breakfast room, utility room, shower room, cloakroom.
- To the first floor: galleried & vaulted roof landing/study area, 5 double bedrooms, bathroom & shower room.
- Dilapidated granary outbuilding together with stables, sand school & tennis court for renovation.
- Gardens, paddocks & pasture land. Extending to c. 12.25 acres (4.96 Ha).

Description

Offered for sale for the first time in 58 years, Little Coltstaple Farm offers an increasingly rare opportunity to own a handsome historic building surrounded by its own land in an unspoilt yet very accessible rural spot only 2.5 miles from Horsham town centre. The house has recently been subject to sympathetic renovation and modernisation.

Grade II Listed of great antiquity, formerly a farmhouse and previously a manor house. A building was recorded on the site in 1397, where the core part of the existing building is believed to be of this date or soon after with an open hall with crosswing with early 17th C. inserted floor. The house is understood to have been re-fronted in the 18th C. and with a large early 20th C. wing being added to the North-East that is believed to incorporate timbers from a former barn on the site. The timber frame and exposed structure to the principal building and internally on the first floor includes curved door braces and late 18th C. diaper bond brick at ground floor. Interior features include a 17th C. newel post and some panelling, a roll-moulded dais beam, open fireplace and early 17th C. inserted ceiling with chamfered spine beam with lamb's tongue stop, plank doors, jowled posts and impressive crown post roof with head and foot braces and collar beam. This section of the building is probably mentioned in a will of 1574 as Coltstaple House of having "two rooms below staires other rooms and two rooms above staires" and is also subject to an inventory of 1662 (source: Listing entry 1262105).



The extensive renovation works undertaken by skilled craftsmen with sympathy to the original construction have included repairs to the original oak frame; new insulation to certain wall panels and weatherboarding to the north wing external elevations; re-tiling of the roof using reclaimed tiles and additional insulation; replacement or repair of windows which mainly comprise oak framed double glazed units, plus oak internal doors. In addition, the first-floor bathroom has been divided into a new bath and separate shower room and the ground floor shower room has been converted into a wet room (Listed Building consent ref: DC/21/1299). There has also been electrical rewiring along with the installation of a modern central heating system with a Samsung **air-source heat pump, insulation and double glazing to provide an enhanced EPC rating for a Listed building of 'D-65'**.

Particular features of the accommodation include the **good ceiling heights** and a number of **original features** including exposed fine oak floorboards, extensive exposed oak joinery, inglenook fireplace to the living room, wood burning stove to the sitting room/snug, and a medieval oak mullion window to the East elevation. To the North side and the later addition believed to have been added in 1930s, there are also **good-sized rooms and large windows to allow plenty of light to filter through the house** and from which to enjoy the **lovely outlook over the garden, land and beyond to the South Downs** in the distance including to Chanctonbury Ring.

Owned by the current owners' family since 1966, this represents a rare opportunity to take over a renovated historic building with the scope for an incoming purchaser to further personalise to their own needs. The property is approached by a **private driveway with a dilapidated traditional granary building** to one side offering **potential for conversion to ancillary uses** (subject to all consents). For the equestrian enthusiast there is a small **range of stables and stores** with scope, subject to planning, for additional stabling. The **40m x 20m sand school** requires resurfacing and has an adjacent secondary access to the lane. The **good-sized garden** and grounds include areas of lawn, **pond** to one end, large **kitchen garden, orchard** and **old tennis court**, which is ready for renewal.

The pasture land surrounds the house with **paddocks either side of the drive and house** and then continuing to the **three main fields to the south** side with further gateway to the lane. To one side is a **pair of timber stables** on mobile skids and with a nearby large **wildlife pond within a lightly wooded area** at the edge of the main field. There are a wide range of mature trees including fine oaks, an apple orchard and small areas of younger planting.







Location

The property enjoys an enviable rural location in a peaceful spot with lovely outlook over its land and beyond to the South Downs and yet is within 2.5 miles of Horsham town centre and station. The largely pedestrianised retail commercial hub to this vibrant old market and commuter town offers an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers including John Lewis, Waitrose and Marks & Spencer, plus a number of restaurants, pubs, delicatessens and bakeries. Horsham has an excellent range of schools in the area including Collyer's College which is a short walk from the town centre, plus Tanbridge House School and Millais. Christ's Hospital school and station is within 4.5 miles of the property.

Horsham railway station provides regular direct services to Gatwick airport (19 mins), London Victoria (55mins) and London Bridge (65mins).

On the outskirts of Horsham there are an excellent range of sporting and recreational opportunities including local golf courses and driving range, Horsham Joggers plus outdoor recreation centred around Horsham Park including its wildlife pond, swimming pools, tennis courts, cafe, aerial adventure, seasonal events and nature gardens. The Downs Link offers extensive walking, mountain biking and riding opportunities.

The M23 and M25 motorways and other major routes and centres are readily accessible including via links from the A24 with Crawley within 10 miles and Gatwick Airport approximately 18 miles. Guildford is 23 miles and Brighton is 24 miles away. Southwater village also with its good range of facilities is 2 miles away. The A23 at Handcross is within 8 miles.

Information

Property Reference: HJB02969. **Photos & particulars prepared:** October 2024 & revised February 2025 (Ref RBA).

Services: Mains water and electricity and private Bioficient-2 treatment plant. Air-source heat pump central heating.

Tenure: Freehold title no. WSX213713.

NB. A public footpath passes along the initial part of the entrance drive before cutting across the paddock behind the stables and thence heading South-West onto neighbouring land.

Covenant: In the owners' interest to prevent the potential subdivision or overdevelopment of an historic property and an unspoilt rural area, the property will be sold subject to a covenant for a period of 25 years that the title will not be sub-divided and that the property will remain as a single dwelling house together with any ancillary accommodation and facilities.

Local Authority: Horsham District Council. **Council Tax Band:** 'G'. **EPC:** 'D65'.







Directions

what3words///dove.outlined.unuseable

From Horsham heading out of town on the Brighton Road/A281 continue to the right/Southbound junction with Kerves Lane and which is shortly after the Tesco Express at the end of St. Leonard's Road. Continue South along Kerves Lane until the T-junction with Coltstaple Lane and then turn left/East and the property will be found shortly thereafter on the right-hand side as shown on the plan.

Viewing Inspections are strictly by appointment with:

H.J. BURT Steyning

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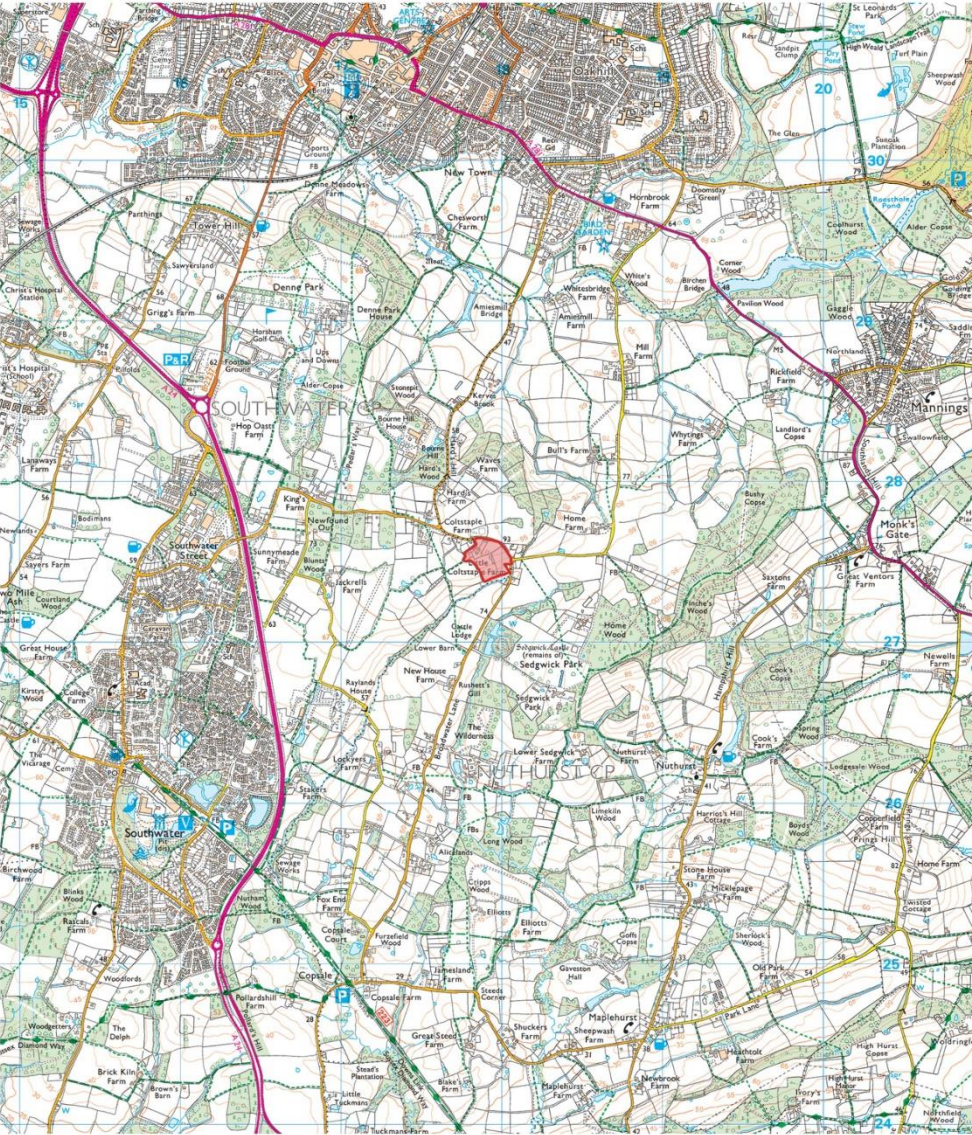




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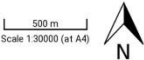


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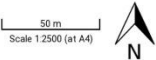
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Coltstaple Lane, RH13

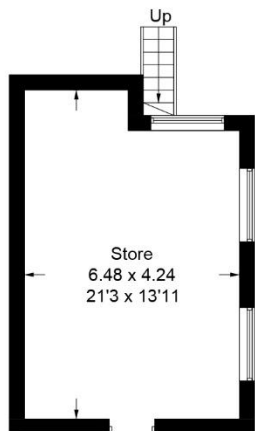
Approximate Gross Internal Area = 275.5 sq m / 2965 sq ft

Outbuildings = 119.6 sq m / 1287 sq ft

Total = 395.1 sq m / 4252 sq ft

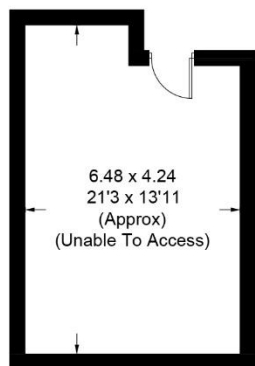


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

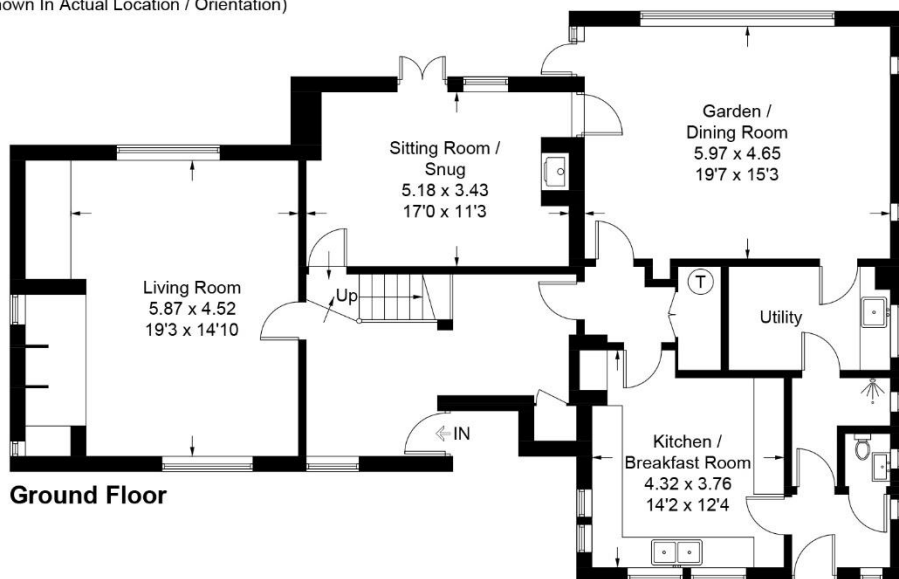
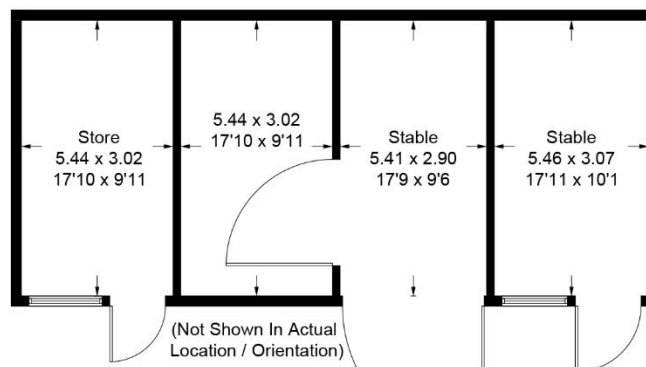


Granary - Ground Floor

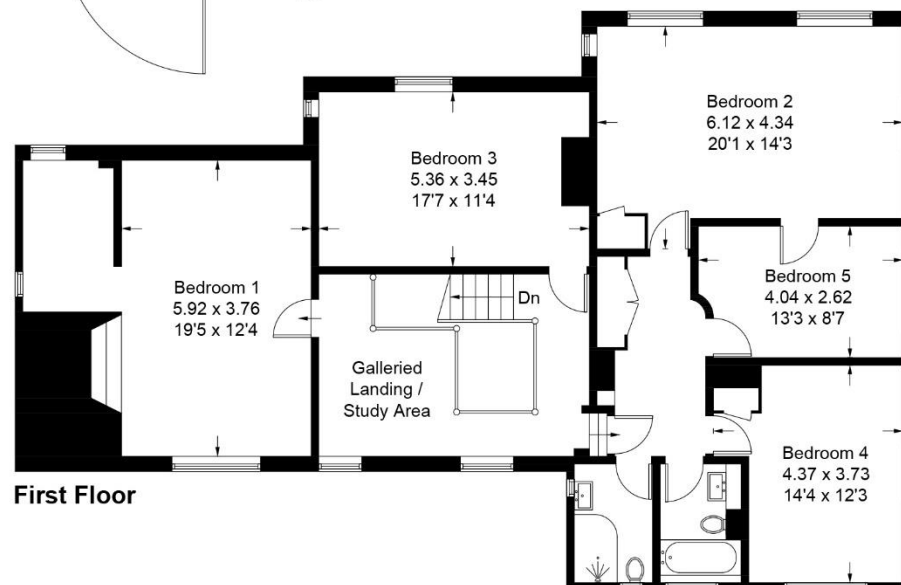
(Not Shown In Actual Location / Orientation)



Granary - First Floor



Ground Floor



First Floor

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.(ID1135017)



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