



Springhead

Clay Lane, Storrington, West Sussex





Springhead

Clay Lane, Storrington, West Sussex RH20 4HL

Guide Price £1,475,000

- An extremely handsome Grade II Listed farmhouse offering accommodation of considerable character with extensive rural views including in parts to the South Downs & with large gardens & grounds. Extending overall to approximately 1.59 acres (0.64 Ha). Freehold. Council Tax Band 'G'. EPC N/A.
- Affording entrance hall, cloakroom, living room, sitting room/bedroom 5 with ensuite shower room, family kitchen/dining room, cellar, utility room. Principal ensuite bedroom & 2 further double bedrooms & family bathroom to the first floor. Second floor office/double bedroom 4.
- Driveway, parking for several vehicles, double garage. Large attractive garden with distant views over adjoining countryside. Swimming pool & sauna. Paddock with further potential.
- Occupying a desirable rural location within the South Downs National Park on the edge of the historic Parham Estate within 1.25 miles of Storrington & 4 miles of Pulborough (including mainline station).

Description

Springhead, formerly known as Rod Cottage, comprises an extremely handsome Grade II Listed former farmhouse set in c. 1.59 acres (0.64 Ha) and occupying a very good rural location in the South Downs National Park and on the edge of the historic Parham Estate with extensive fine views.

The house is understood to have historically comprised two cottages one believed to have been of late 17th C. construction and the other possibly Medieval and with the Southern part being two storeys and with ground floor ironstone walls with tile hanging above and the Northern part of a higher elevation including second floor attic room and also with similarly attractive external elevations of ashlar stone with red brick dressings and quoins and string course and also under a clay tiled pitched roof. It is understood that the former estate cottages were amalgamated into one dwelling in c. 1955 by Clive Pearson of the Parham Estate and with a tablet with initials and date on the front of the building.



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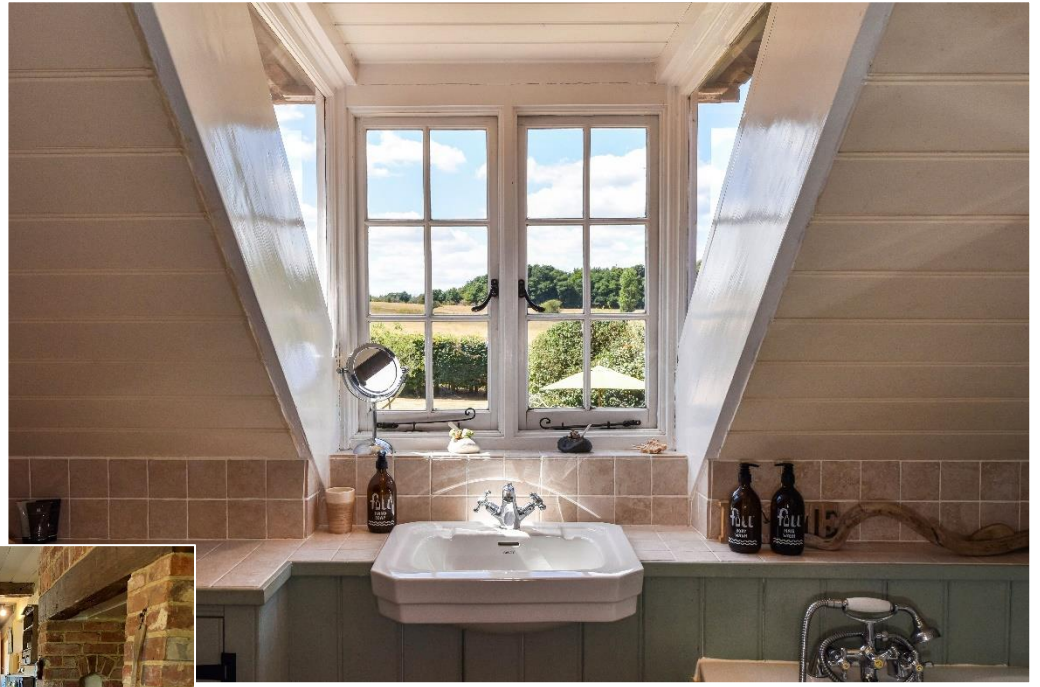
A particular feature of the property is the very appealing and accessible rural location with adjoining farmland with distant rural views and including to the South to the Downs in the distance and as well as over the house's own attractive large garden and paddock area to the South.

The house offers adaptable accommodation of considerable character spread over three floors, plus with cellar and with all rooms enjoying different character period features, with stripped pine doors, exposed softwood or oak floorboards, exposed beams and timbers, fireplaces and some later quarry tiled or tiled floors. Approached from the main entrance hall at the back of the house, but also with two front doors to two entrance lobbies, the **main hall** overlooks the rear garden with staircase to first floor with under stairs cupboard and **cloakroom** to one other side and door to the living room. This is a **fine principal reception room** with above average ceiling height, exposed beams, Easterly outlook and fireplace. From this room through to a lobby with front door to the outside, door through to the **sitting room which** is a pretty, triple aspect room facing East, South and West or as use as a **guest bedroom/potential annexe**, with inglenook fireplace with wood burning stove, exposed beams and pretty **ensuite shower room** tucked into one end of the room with w.c., basin and tiled shower cubicle.

To the other end of the house and forming the heart of the home is the **family kitchen/dining room** with the kitchen area including a range of hand-built wooden units with cupboards below reclaimed solid oak worktops, twin Belfast sink with swan neck mixer tap and part tiling over, cupboard below for dishwasher, 4-ring gas hob, further cupboards, part tiled floor, recess with shelves for larder and under counter fridge with further cupboard with hatch to **cellar**. From the kitchen area, opening up to the dining room creating a good size overall double aspect space with exposed timbers and beams and wooden floor and with electric Aga within brick chimney corner, window seat overlooking the front of the property and door to side lobby with door to outside and door to **utility room**. This includes a matching range of fitted units and oak worktops with Belfast sink and cupboards under, point for washing machine and fridge/freezer, quarry tiled floor, fitted cupboards, door to outside and wall mounted Worcester LPG-fired boiler.

From the main entrance hall, staircase to first floor pretty **landing with exposed wall timbers**, wooden floor, linen cupboard with hot water cylinder to one end and with stripped pine doors including leading into bedroom 1. This is a **fine principal bedroom** facing East with rural views, wide exposed oak floorboards, fitted cupboards, pretty feature fireplace to one side and through to **atmospheric ensuite bathroom** with part exposed timbers to part vaulted roof, wooden floorboards, feature roll-top bath with hair shower, w.c., bidet, wash hand basin and radiator with heated towel rail.











The **family bathroom** faces West with pretty dormer window with side glazing to enjoy the **fine rural outlook** and with a white suite including wash hand basin set within tiled vanity top with cupboards under, w.c., shower cubicle, jacuzzi bath with hair shower, heated towel rail/radiator, part exposed timbers to part vaulted roof and exposed oak floorboards. **Double bedroom three** enjoys a rural outlook to the East and thence to the Downs in the distance with exposed oak floorboards, beams, walk-in cupboard and **double bedroom two** faces both South and East with exposed wooden floor, two cupboards and extensive views. From the landing, door to stair ladder to **attic bedroom four/office** with East facing dormer window with distant rural views and with exposed wooden floor.

The property is approached from the minor country lane to a **driveway with parking for several cars** adjacent to the house and the detached **double garage** with weather boarded external elevations, twin up and over doors and tiled roof, power and light. A field gate then leads into the land area looping round the garden to the **paddock** to the South side and passing a **chicken run and vegetable garden area**. Dividing planting screens the **main area of garden** lying to the West of the house with fine outlook over Parham Estate fields and beyond, level areas of lawn with brick paved terracing at the rear of the house interspersed with mixed climbers. To the South side is **swimming pool with heat exchanger** and adjacent **sauna** accessed from the adjoining terrace. Dividing garden fences and gates then lead past the pool to further areas of **terracing for alfresco dining** and then to the East and South facing area of **front garden** being stone and brick paved and with the delightful mixture of stone, brick and tiled elevations to the house being offset by colourful climbers including wisteria and jasmine. A period stone containing wall includes a pergola above adorned by mixed climbers including roses and honeysuckle.

A path and 5-bar vehicular gateway leads from the garden to the **upper paddock area** for the quiet enjoyment with the property including grazing or cultivation with light willow planting part dividing an area used for camping and quiet meditation and self-improvement courses and considered to offer further potential subject to any necessary consents.

Location

The property occupies a very good rural location within the South Downs National Park off the minor country lane known as Clay Lane interconnecting with the A283 Pulborough Road to the North and the B2139 Amberley Road to the South. The centre of Storrington village is within 1.25 miles (or accessible by footpaths/residential streets) with its comprehensive range of shops and facilities including Waitrose superstore. Pulborough, to the North is within 4 miles and offers further facilities and superstore shopping as well as mainline railway station with services to London Victoria and London Bridge.



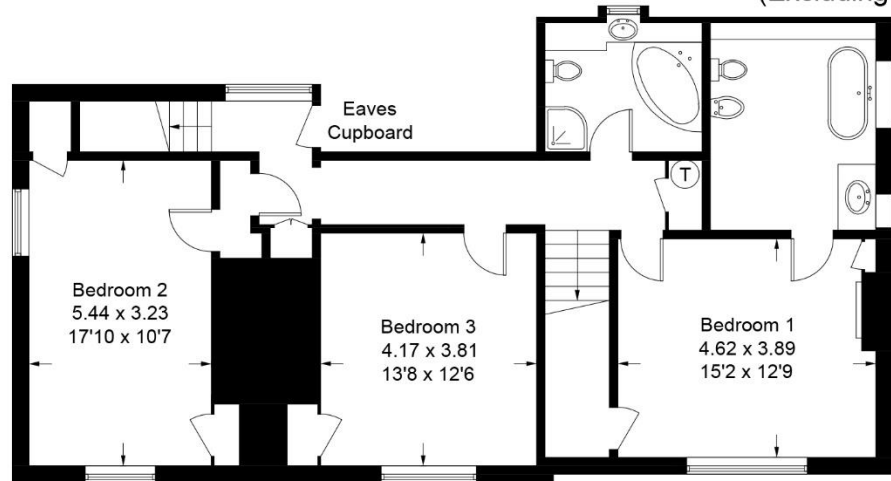
Springhead, Clay lane, RH20

Approximate Gross Internal Area = 256.1 sq m / 2757 sq ft

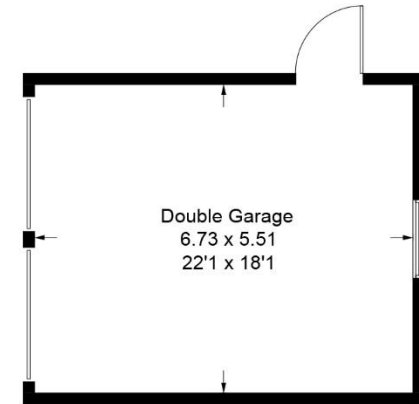
Outbuildings = 47.8 sq m / 514 sq ft

Total = 303.9 sq m / 3271 sq ft

(Excluding Cellar)

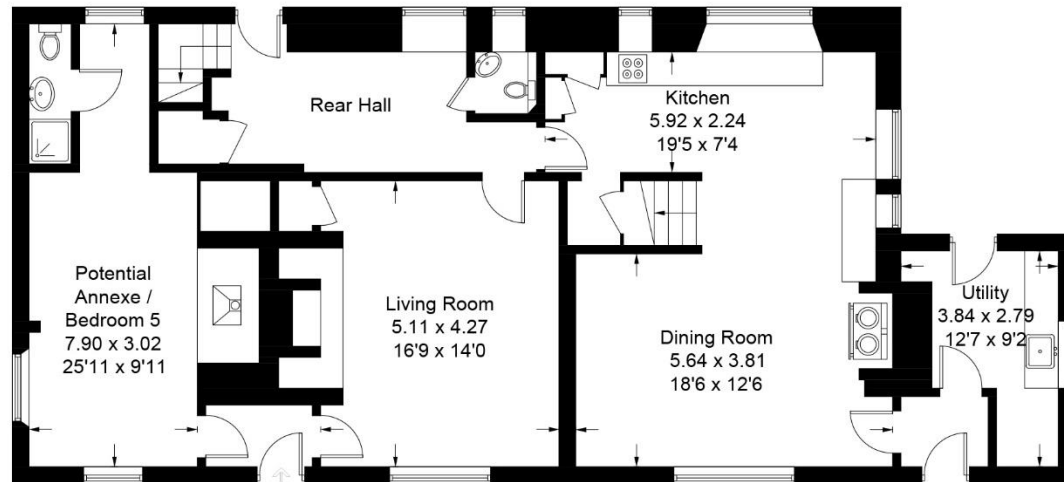


Second Floor



(Not Shown In Actual Location / Orientation)

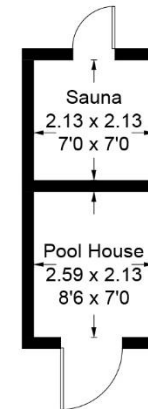
First Floor



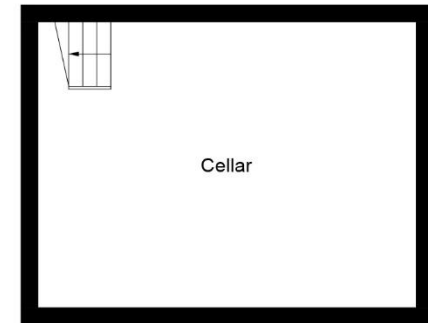
Ground Floor



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Cellar
(Not to scale)

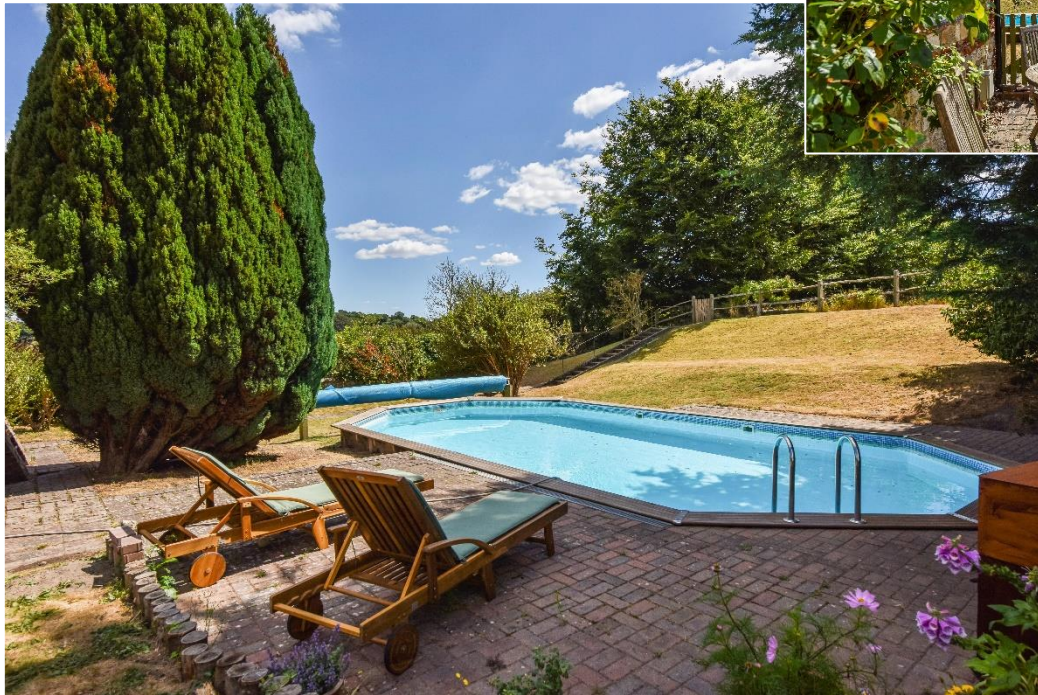
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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID887058)

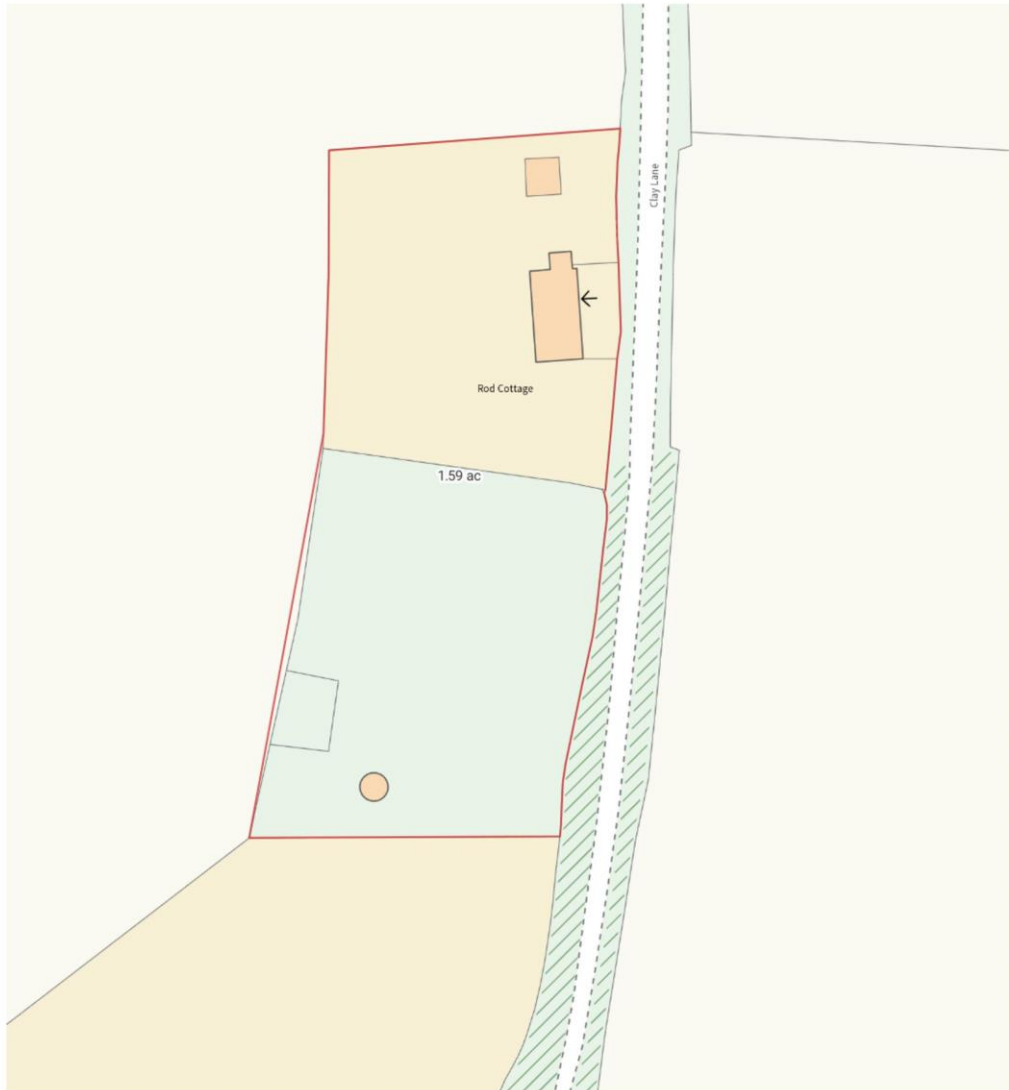








Springhead, Storrington,
West Sussex



Billingshurst, offers similar facilities and mainline railway station and is within approximately 8.25 miles, whilst the old market town of Horsham with a wider range of facilities is within 15.7 miles. The cathedral city of Chichester and thence the coast is approx. 16 miles, whilst the cosmopolitan coastal city of Brighton is approx. 19.5 miles. Gatwick airport is c. 31 miles. There are a good range of both state and independent schools for all age groups in the area, as well as extensive public footpaths including links to the South Downs Way with its extensive walking, riding and mountain biking opportunities.

Information

Particulars Oct 2024 and photos August 2022 (Ref RBA). H.M. Land Registry Freehold title no. WSX320709. Mains water and electricity are connected. LPG central heating. Private septic tank drainage system. Council Tax Band 'G'.

Directions

From Storrington village head West towards Pulborough on the A283 Pulborough Road travelling through Cootham and taking the left (Southbound) turning into Clay Lane shortly before the main entrance gates to Parham House. Continue down Clay Lane and the property is the second to be found on the right-hand side.

Viewing: Strictly by appointment with H.J. Burt's **Steyning** Office:

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





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