

**IRON STONE BARN**  
(main accommodation)

**THE ANCILLARY BARN**



Iron Stone Barn | Rock Road | Washington | West Sussex | RH20 3BQ

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







Iron Stone Barn | Rock Road | Washington | West Sussex | RH20 3BQ

Offers in Excess of £900,000 | Freehold



- An appealing conversion of a detached traditional outbuilding with spacious extended accommodation plus ancillary detached studio/workshop barn. Freehold. Council Tax Band 'F'. EPC 'B'.
- Spacious main dwelling with extended accommodation of character and with good Energy Performance credentials.
- Entrance hall/utility area, double aspect kitchen/dining room, large living room opening up to garden/sitting room, ground floor bedroom shower room. To the first floor two double bedrooms & bathroom.
- Detached workshop building including workshop, ground floor studio barn with kitchenette & cloakroom & first floor studio/workshop over.
- Pretty landscaped garden & driveway. Overall c. 0.44 of an acre.
- Storrington 2.5 miles; Steyning 6 miles; Worthing 10.5 miles; Horsham 12 miles; Gatwick 27.25 miles.

## Description

Iron Stone Barn comprises an appealing conversion of a detached traditional rural outbuilding, subsequently extended, with a mixture of brick and weatherboarded elevations under a pitched and clay tiled roof to the principal part with slate to part and with double glazed windows. In addition, there is the **separate detached workshop/studio barn offering good potential**, subject to all consents.

The accommodation of character is spread over two floors with a particular feature being the later addition **South facing garden/sitting room** with tiled floor, part exposed oak framing, part vaulted roof with roof lantern and bi-fold doors to the **courtyard garden area** with barbeque area. To the side of the garden room is **double bedroom 3** with exposed oak framing and nearby shower room. The **large living room** includes a double-sided woodburning stove and stairs to the first floor. The **good size double aspect kitchen/breakfast room** with range of fitted units including Belfast sink, integrated hob with extractor, double oven and microwave, point for dishwasher, tiled floor, part vaulted ceiling and French doors leading out to the main area of garden plus door to **side hall/utility area**. To the first floor, part vaulted landing with doors to **two double bedrooms** also with part vaulted roofs and, to the main bedroom, fitted wardrobes and pretty outlook to the North-West over adjoining countryside. **Family bathroom**.



A particular feature of the property is the **adaptable detached traditional outbuilding** with its corrugated clad external elevations including lean-to the North side with lock-up **workshop** and then the two-storey barn including external access to the **first-floor studio/workshop** and ground floor **South facing studio space with kitchenette area and cloakroom off**. Adjacent to this building is the former pigsties and with the landscaped part divided garden areas thence leading down to the gravel drive with electric car charging point and parking for up to six vehicles. **The property as a whole extends to c.0.44 of an acre.**

## Location

The Barn occupies an accessible semi-rural location off Rock Road which interconnects from the A24 to the back of Storrington village which is within 2.5 miles and offers a comprehensive range of local facilities and including Waitrose supermarket. The old market town of Steyning is approximately 6 miles to the East whilst more comprehensive facilities may be found at Worthing (c.10.5 miles) and the coast to the South or in the large old market town of Horsham to the North (c. 12 miles) and along with Worthing offers a mainline railway station. The cosmopolitan coastal city of Brighton with its wide range of shops, entertainment and other facilities is within 17.5 miles, whilst Gatwick Airport is c. 27.25 miles distant.

## Information

Property Reference: HJB02977 Photos & particulars prepared: Oct 2024 & revised May 2025 (Ref RBA).

Tenure: Freehold Title: WSX307825 & WSX309736.

Services: Mains water, electricity and drainage, air-source heat pump and photovoltaic panels.

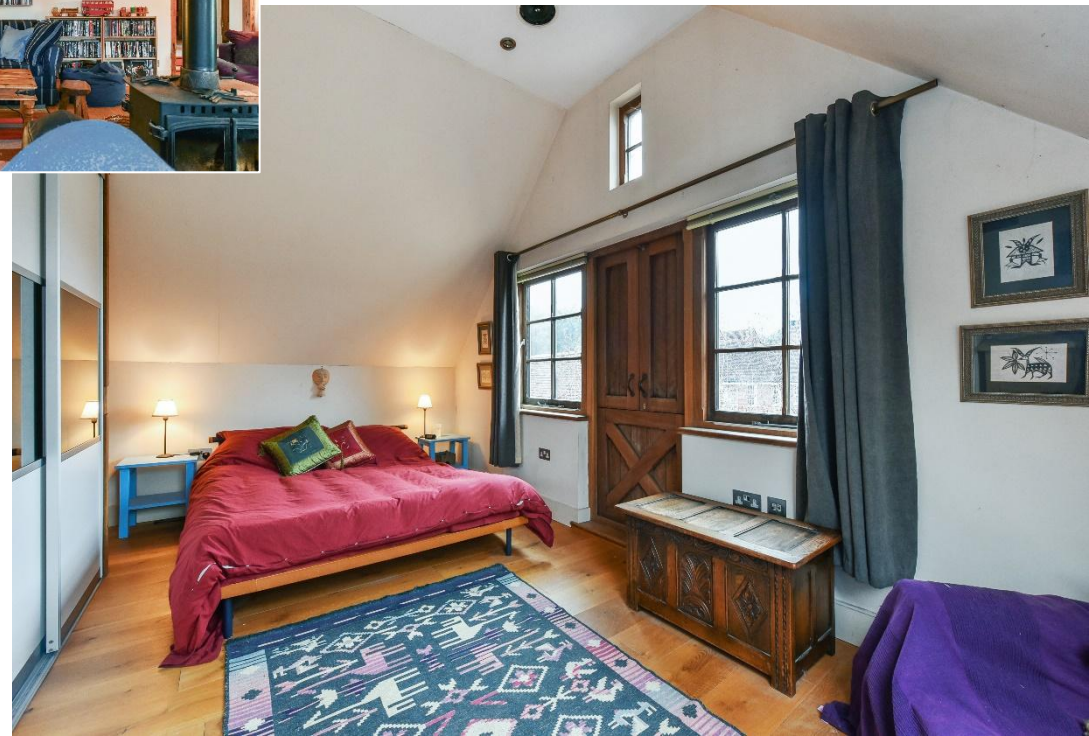














Local Authority: Horsham District Council. Council Tax Band: 'F'

### Directions: [what3words:///factually.sigh.pounces](#)

From Storrington proceed out of the village on the B2139 Thakeham Road which then merges with Rock Road and the property will thereafter be found on the right-hand side before the left hand turning to Rock Lane. **Alternatively:** from the A24 Northbound from the Washington roundabout take the first exit on the left into Rock Road and continue up Rock Road and as the road heads up hill and bends to the left the driveway to the neighbouring Rock Place Farm (and over which Iron Stone Barn has an initial right of way) will be found on the left hand side and thence leading into the property's private gated driveway.

Viewing strictly by appointment with:

### H.J. BURT Steyning

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

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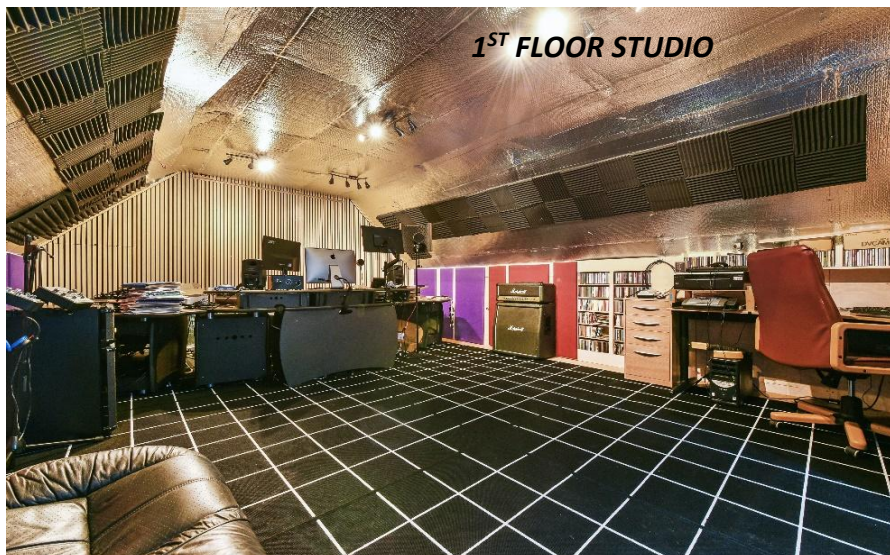
### STUDIO/WORKSHOP BARN



### GROUND FLOOR STUDIO/WORKSHOP



### 1<sup>ST</sup> FLOOR STUDIO







Iron Stone Barn, Rock Road,  
Washington, West Sussex



Produced on Nov 6, 2024  
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10 m  
Scale 1:500 (at A4)



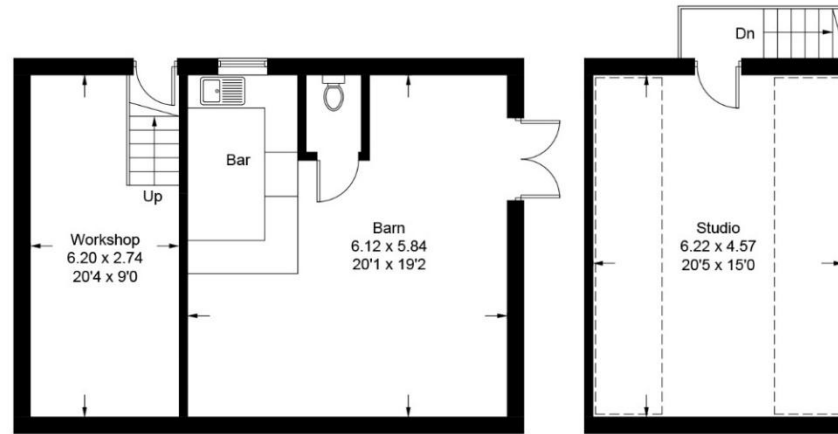


# Rock Road, RH20

Approximate Gross Internal Area = 168 sq m / 1808 sq ft  
 Outbuildings = 82.3 sq m / 886 sq ft  
 Total = 250.3 sq m / 2694 sq ft

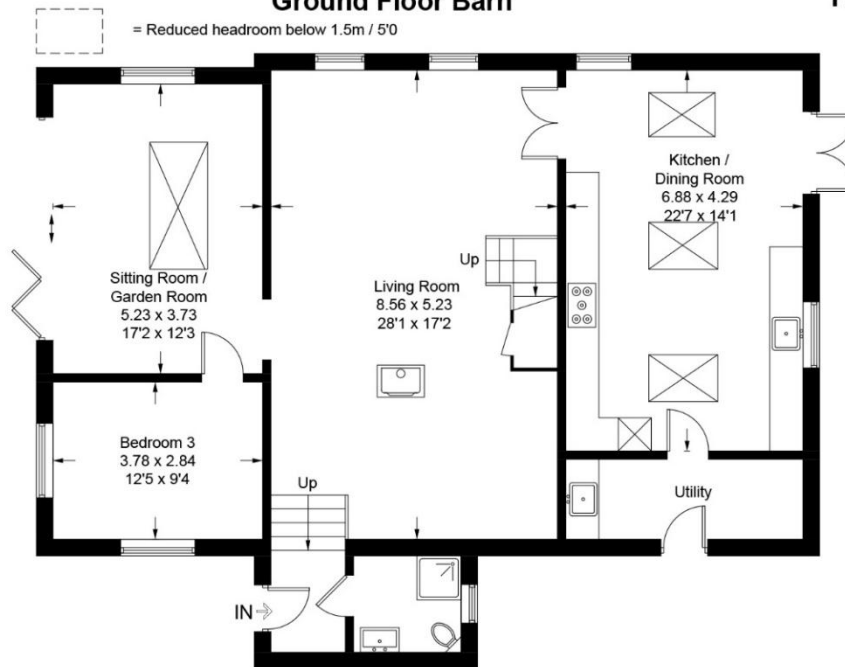


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	86 B	91 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

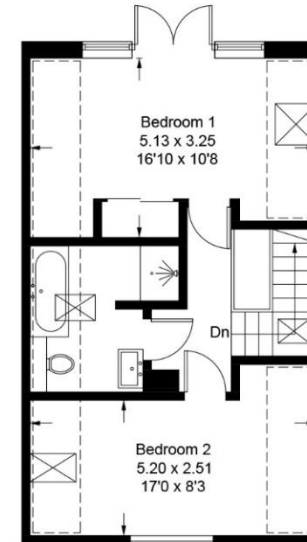


**Ground Floor Barn**

**First Floor Barn**



**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.(ID1142205)





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