



Springwells House
Steyping, West Sussex

H.J. BURT
Chartered Surveyors : Estate Agents





Springwells House

9 High Street, Steyning, West Sussex BN44 3GG

Guide Price: £2,250,000 - Freehold

- An extremely handsome & substantial Grade II* Listed house.
- Situated on the edge of the South Downs National Park & occupying a prominent & prime location within the heart of the sought-after old market town of Steyning.
- With extensive & fine accommodation spread over three floors: Overall c. 5,709 sqft (530sqm) incl. 4 reception rooms, 9 ensuite bedrooms.
- Delightful South facing part walled gardens incl. swimming pool & outhouses.
- Overall plot area of c. 0.35 of an acre. Off-street parking for several cars.

Description

Springwells House is a very handsome and substantial Grade II* Listed house which has historically been run as a boutique guesthouse with flexible owner accommodation and is arguably one of Steyning's finest Listed large family houses. The property occupies a prominent and prime location at the heart of the old market town, nestling at the edge of the South Downs National Park with its miles of wonderful walking, mountain bike riding and recreational opportunities.

The historic building is believed to be largely of Georgian origin with earlier roots and later additions and alterations including in Victorian and later periods. Within recent years, the property has been renovated and improved by the current owners as a wonderful home and boutique guest house and having been run by previous owners as a mixture of tea rooms, guest house and a small hotel, as well as a private house.

The extensive accommodation includes rooms of character and good proportions spread over three floors as shown on the appended floor plans and amounting overall to in excess of 5,700sqft. This includes **well-proportioned ground floor reception space**, with the first floor including **six-bedroom suites each with modern bath or shower rooms** and with bedroom six being separately accessed via its own external staircase and entrance providing good letting options. The **second floor accommodation offers scope for occupation as a potential self-contained three ensuite bedroom apartment** with sitting room and potential kitchen.





Lying to the edge of the High Street, with **off-street parking for several vehicles** to one side of the building, there is a small area of open front garden.

To the rear of the historic building is a **lovely private garden with terracing** leading to steps and paths winding through to the largely hidden and principally **South facing and part walled garden** which includes different compartments planted with an abundance of mature specimen trees, colourful shrubs, herbaceous plants and climbers and with areas of terracing, decking (including table tennis area) and lawn. To one side is a **swimming pool** and a separate **summer house, greenhouse and garden outhouses**.

Historical Note

Historically, there is quite a bit of history to Springwells which had once been called 'Singwells' in recognition of the nearby wells and passing spring fed stream running past the main building and under the road and which was said to 'sing' as it flowed. Indeed, this lower part of the High Street was collectively known as 'Singwells' and, the area, with its plentiful supply of fresh natural water, was a hub for the old town's tannery (before the new tannery was built in Tanyard Lane) and fellmongers (dealers in hides & skins, especially sheepskins) and, later, the town's brewing industry. Prior to the current house being built on the site in c. 1820, and when owned by George Gates who followed the Duke of Norfolk's tenure, the site had been occupied by two older, and probably Medieval buildings, with the 'new' and much grander house believed to re-use the fine old Horsham Stone roofing. These older dwellings (one of which encompassed an ale house) had been owned by various well-known Steyning names, including the Dennett and Young families and stretching over some 200 years.



In c. 1880, the Georgian house was enlarged to the East side and, in 1908, Harry Jas Burt (as in HJ Burt) was instructed on behalf of the executors of the local brewery owner, George Gates, to offer for sale by public auction, Springwells (described as "*The Pretty Old-Fashioned Freehold Family Residence*") and other land in Steyning known as '*The Barrack Field*'. The house at that time was let to a Col. Pott. In 1923 Captain Alvarez purchased the property for £1,800 and the property was sold four years later for £2,400 to Mrs. Grace Scott Malden who was headmistress of Windlesham House School at Washington, who had taken over the reins from her late husband, Charles Scott Malden, who died at a young age in 1896. Mrs. 'Charles', as she was known, retired from her headship in 1937 and concentrated on running her new enterprise at the property which she had renamed '*St. Cuthmans Guest House*' after Steyning's patron saint.

During her ownership, Mrs. 'Charles' also added the timber-framed first floor addition as a studio for her accomplished artist daughter, Euphemia. Mrs. 'Charles' passed away in 1942 and her daughters, Euphie & Joy, who also lived there, then sold the property in 1945 to Mary Bond of Richmond for £3,550.





In 1960 the property was bought by an organist, Robert Bettany, and in 1962 he sold it to Mrs. Mabel Leigh-Pollitt who renamed it Springwells. Ten years later, Mr. & Mrs. Spratt and Mr. Crawford-Rolt purchased the property, but only stayed there for five years until Mr. & Mrs. Grant acquired the fine building, adding a swimming pool to the garden and also obtaining consent in 1979 for a conference room extension between the main house and the converted coach house (now the neighbouring Springwells Cottage), but this was never built. The Ross family show as the potential owners for a few months in 1980, until Mr. & Mrs. Heselgrave acquired the property in December 1980, with Mr. Heselgrave passing away in 1984 and with the property then being run and owned by his widow Jeanne until her death in 2016. *[Source: 'A History of Springwells' 1999 by Janet Pennington].*

Location

The property is located at the South-Eastern end of the High Street and being close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance West.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Polo at Cowdray Park and Knepp Castle. Equestrian events at Ardingly, Warnham & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne. Wickwoods country & sports club and spa within 8.5 miles. There are a good range of state and independent schools in the area.

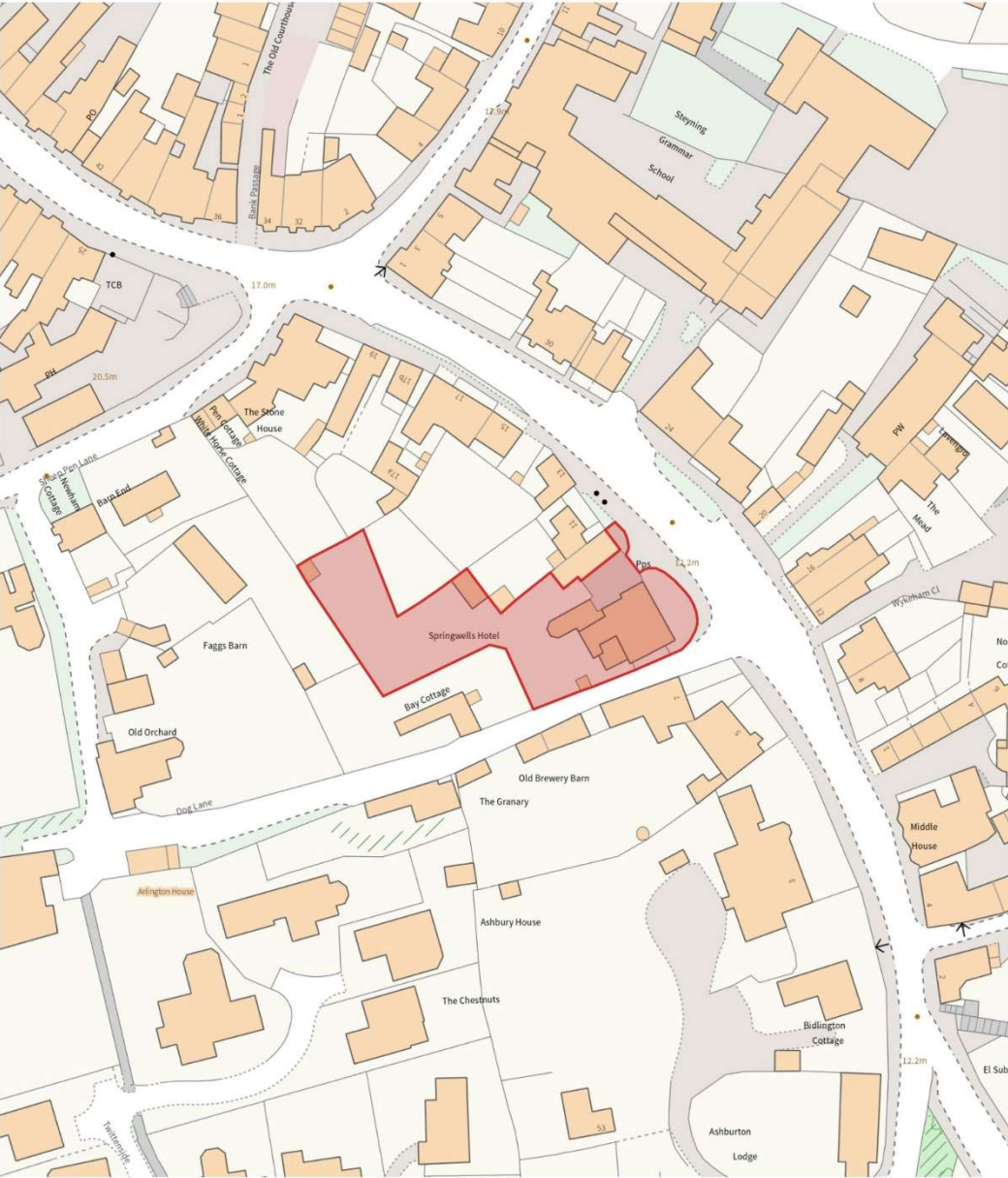
Information: Particulars March 2025 (ref RBA). Photos 2020 & June 2024. Mains services of water, electricity, gas and drainage. Air-Conditioning to second floor accommodation. Gas-fired central heating with modern boiler. External EV-charging point. Rateable value as B&B/Guesthouse £11,750 (as at 1/4/23 and with Small Business Rates Relief as at 1/4/25) and Council Tax Band 'B' to part.

Viewing: Strictly by appointment via HJ Burt: **01903 879488** or ralan@hjburt.co.uk

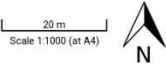




Springwells House,
9 High Street, Steyning,
West Sussex



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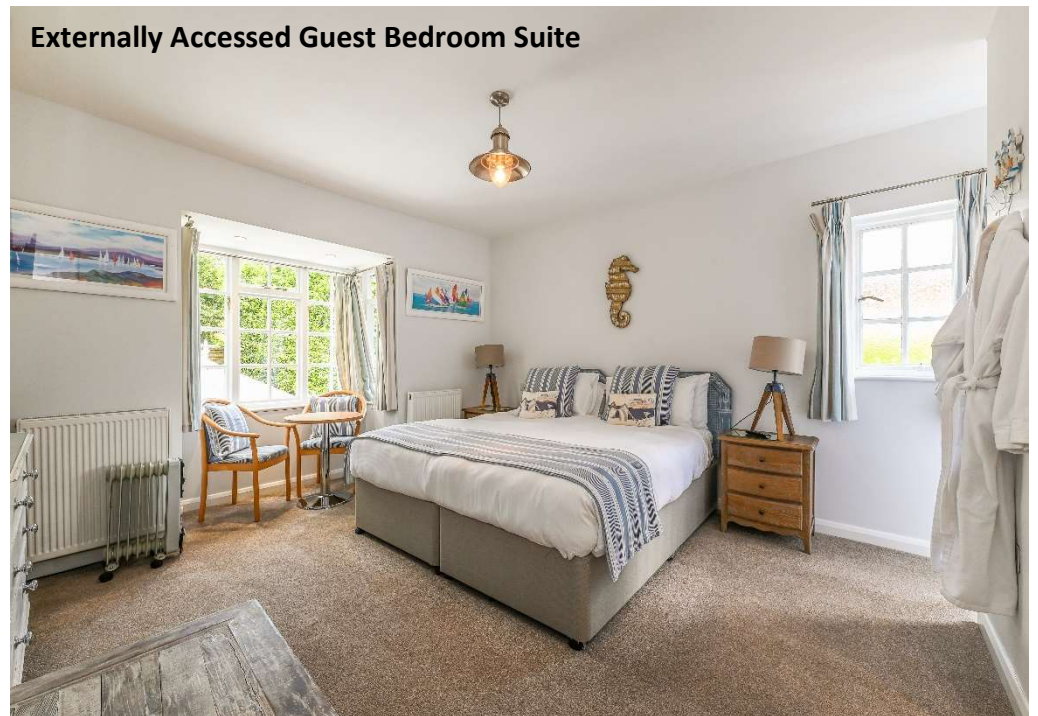






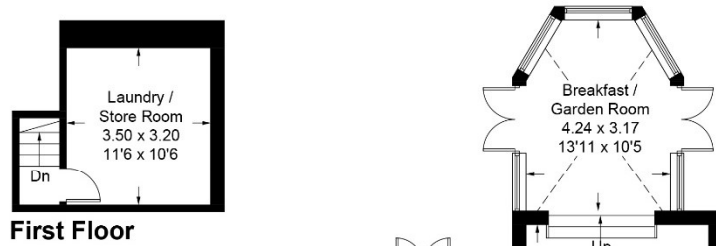




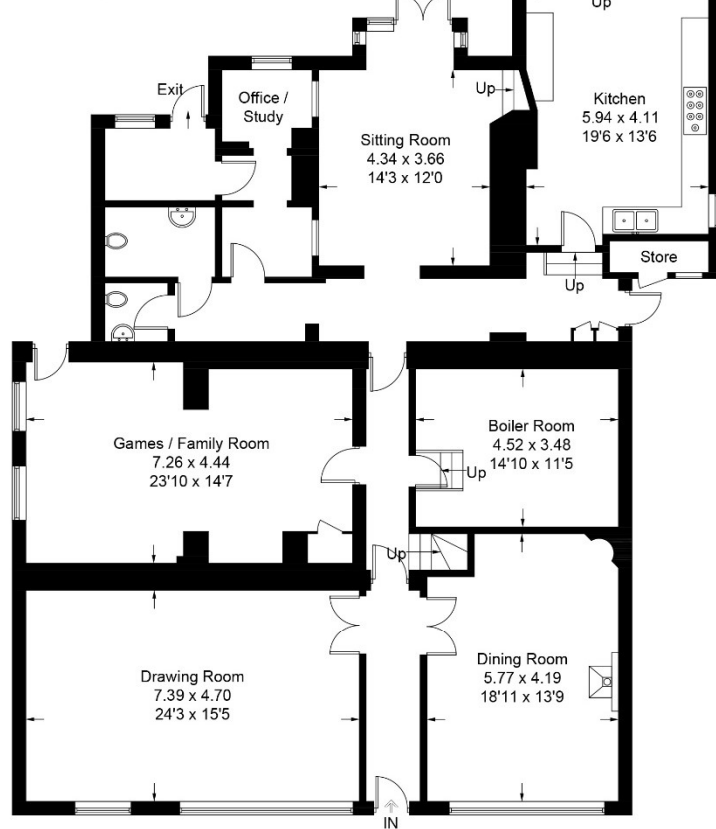


High Street, BN44

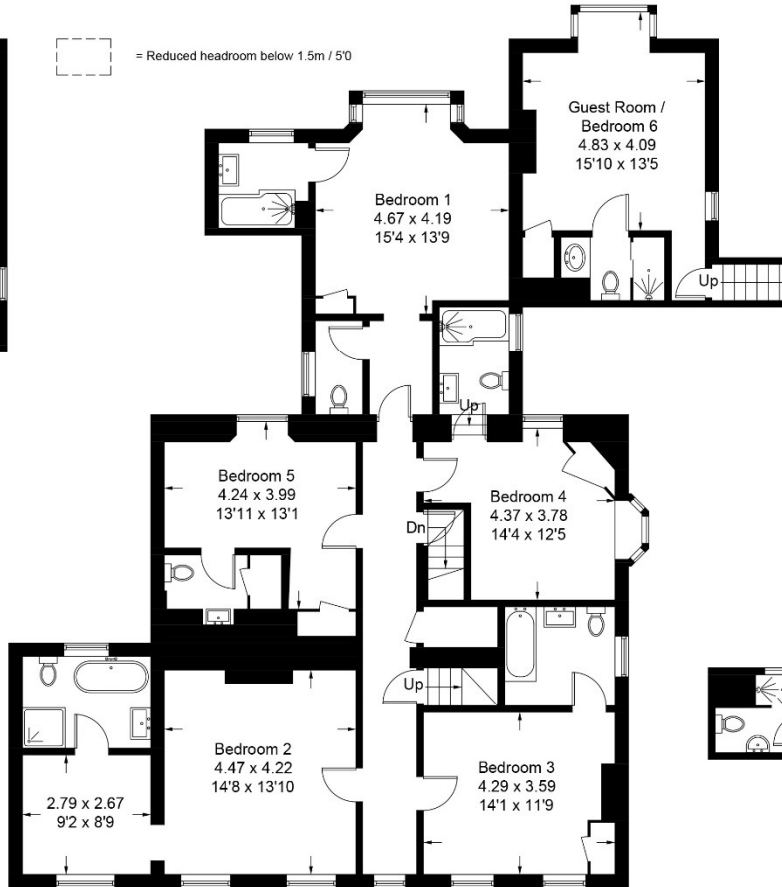
Approximate Gross Internal Area = 530.4 sq m / 5709 sq ft



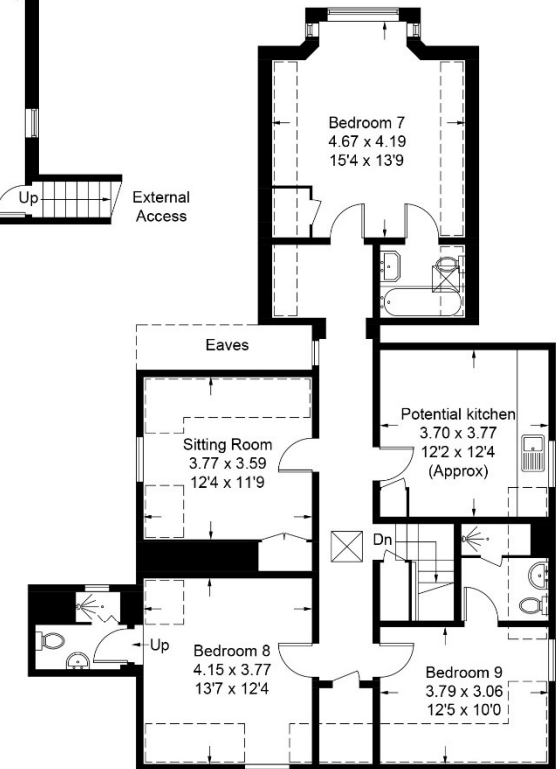
First Floor



Ground Floor



First Floor



Second Floor / Potential Flat

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.(ID1091229)



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