



Lancasters Cottage | Littleworth Lane | Littleworth | West Sussex | RH13 8EJ

H.J. BURT
Chartered Surveyors : Estate Agents



Lancasters Cottage | Littleworth Lane | Littleworth | West Sussex | RH13 8EJ

Guide Price: £1,750,000 | Freehold



- A beautifully presented detached 5-bedroom & 5-bathroom house with stunning rural views plus excellent & adaptable secondary accommodation. Freehold. Council Tax 'G' & 'A'. EPC 'D'.
- Detached 1-bedroom lodge which has been successfully rented out on a short-term & self-catered basis.
- Detached ancillary building with ground floor housing swim spa-pool (pool available by separate negotiation) with adaptable studio room over.
- Private driveway, double garage. Attractive gardens adjoining fields with panoramic views of the South Downs.
- Located in a very good semi-rural location in the sought-after hamlet of Littleworth. Overall, approx. 0.75 of an acre (0.30Ha.).

Description

Lancasters Cottage is an impressive extended and remodelled family home set in beautiful gardens in an overall plot of c. 0.75 of an acre and boasting stunning rural views in particular to the South Downs. The handsome house affords fantastic family accommodation of great quality and comfort with five bedrooms and five bathrooms, four of which are en-suites and with the added potential of incorporating the garage into living accommodation with extant planning permission for "the conversion of the existing garage into habitable living space" (DC/19/2452).

The property also benefits from having a beautifully presented detached one bedroom lodge, which has been successfully let out on a self-catered and short-term basis. There is also a recently built detached annexe; this building offers potential for a variety of different ancillary options (subject to the necessary consents) and is currently used to house the swim spa-pool on the ground floor (available by separate negotiation) and with studio room above with fantastic far-reaching views across adjoining farmland and beyond.

Lancasters Cottage is approached off Littleworth Lane by wooden gates to a generous size gravelled drive with parking and turning for a number of vehicles. The lovely garden includes wide expanses of lawn with mixed herbaceous & shrub borders, specimen trees, and a circular orchard offering a large variety of fruit trees plus terraced areas perfect for al-fresco dining and relaxation whilst enjoying the fine panoramic views across the neighbouring pastureland and beyond to the South Downs.





Location

The property is located to the North of the attractive and popular rural hamlet of Littleworth, within convenient reach of the neighbouring village of Partridge Green (approx. 1.5 miles) and with the Windmill Pub at its centre. The village centre has a doctor's surgery, a vet, a Co-op store, an excellent family run butchers, hairdressing salon, bakers, local garage, pub and Jolesfield CoE Primary School. The larger village of Henfield is approximately 3.5 miles distant, whilst the old market town of Horsham, with an extensive range of shops, recreational and other facilities including mainline train station to London Victoria (approx. 55 minutes) is within 8 miles.

Information

Property Ref: HJB03061. **Photos & particulars prepared:** April 2025 (Ref LG/RBA).

Services: Mains water and electricity are connected. Private drainage. Oil-fired central heating to the house and electric heating to Owl Lodge.

Local Authority: Horsham District Council. **Council Tax Band:** 'G' (house) and 'A' (Owl Lodge).

Directions

W3W:///fuel.title.placidly

From Horsham, take the A24 Southbound, and at the Buck Barn crossroads with the A272, turn East along the A272 signposted to Cowfold and Haywards Heath. Continue on the A272 and then take the second right hand turning (South) down Littleworth Lane signposted to Partridge Green. Continue along this lane and the property will then be found on the right-hand side as shown on the appended plans. **Alternatively**, from Partridge Green High Street, travelling in an Easterly direction, at the mini-roundabout, take the North exit into Littleworth Lane. Follow the lane and Lancasters Cottage will be found beyond the Windmill pub on the left-hand side.

Viewing an internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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



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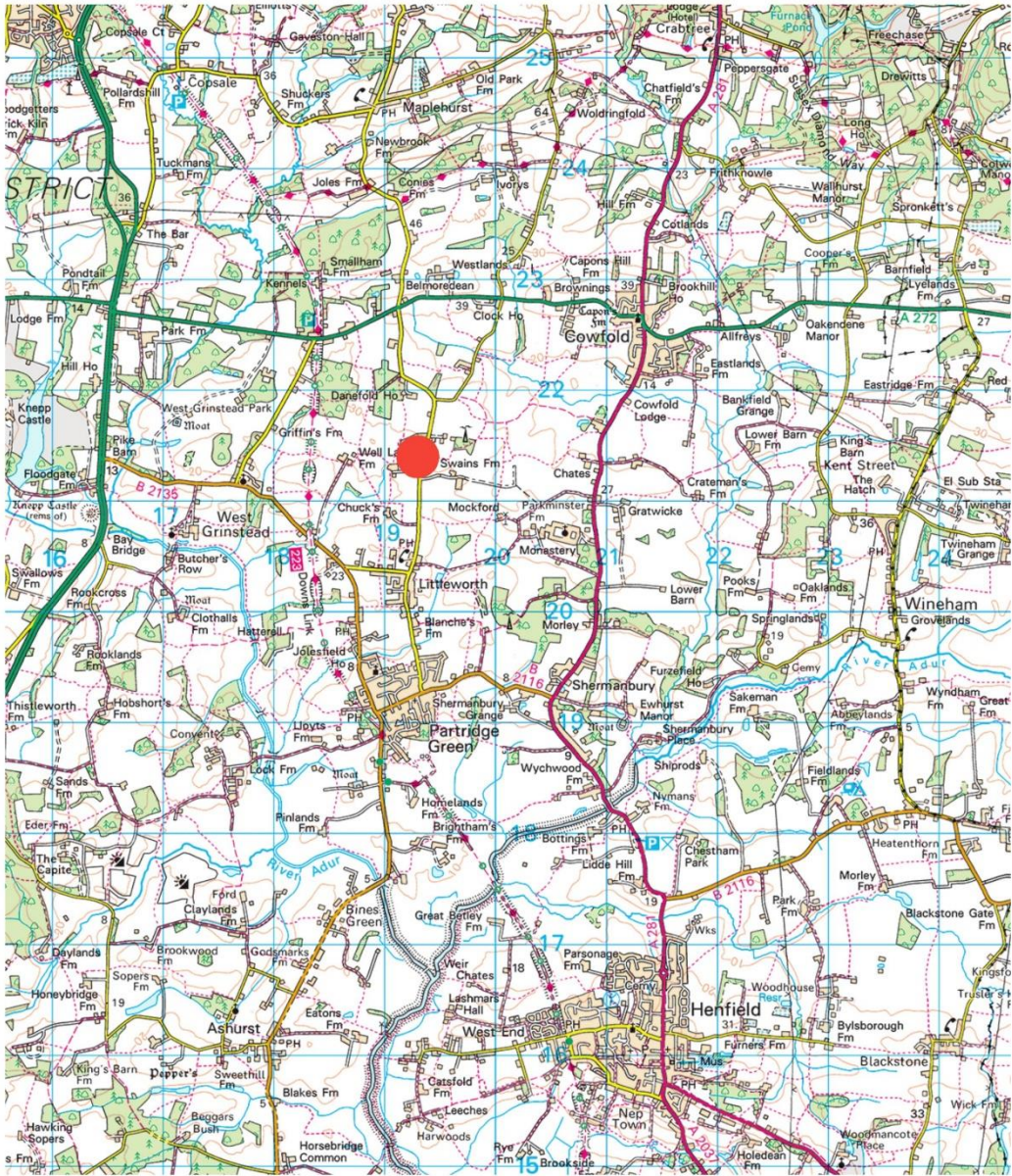




OWL LODGE







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Littleworth Lane, RH13

Approximate Gross Internal Area = 283.8 sq m / 3055 sq ft
(Including Double Garage)

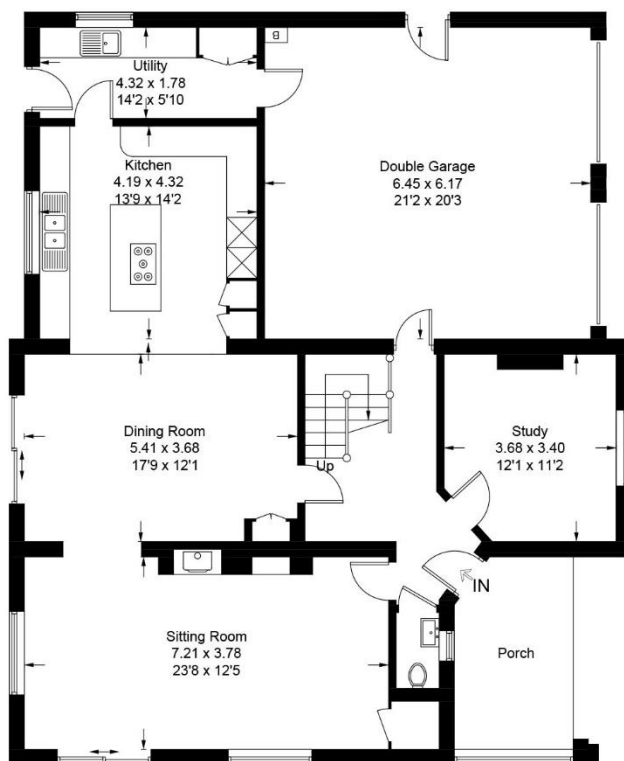
Annexe = 61.9 sq m / 666 sq ft

One Bedroom Lodge = 30.5 sq m / 328 sq ft

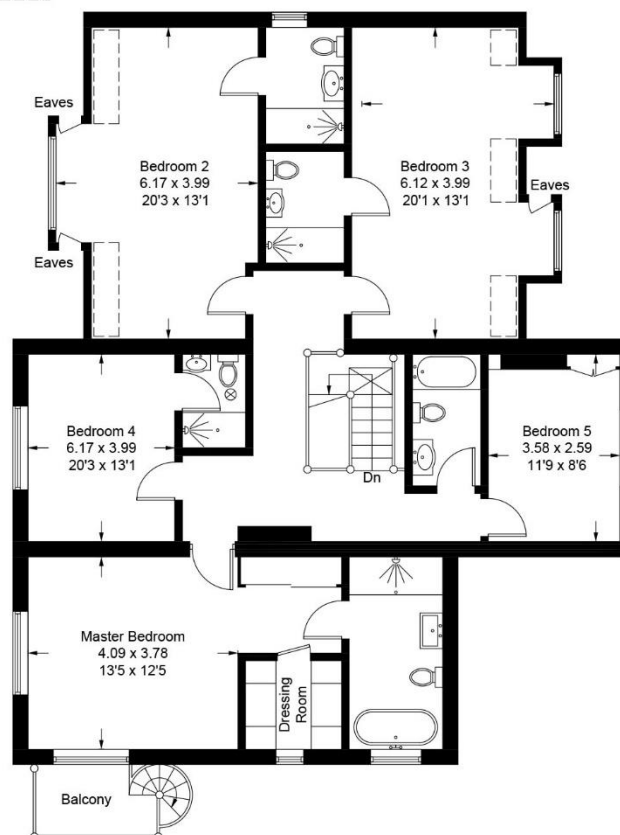
Total = 376.2 sq m / 4049 sq ft



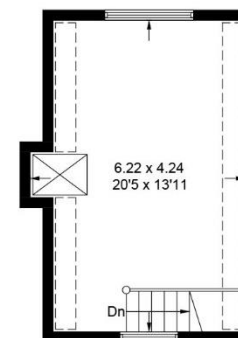
= Reduced headroom below 1.5m / 5'0"



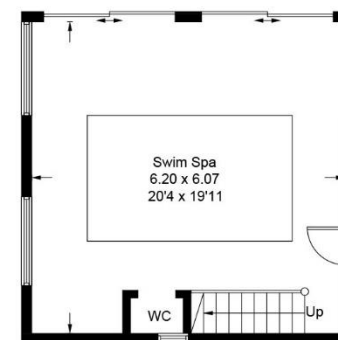
Ground Floor



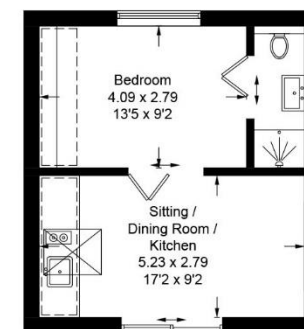
First Floor



Annexe - First Floor



Annexe - Ground Floor



One Bedroom Lodge

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 2025.(ID1189833)



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