



Holdings | Furners Lane | Woodmancote, Henfield | West Sussex | BN5 9HX

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



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Guide Price: £950,000 | Freehold



- **First time on the market for 68 years.**
- An attractive & good size Grade II Listed family house in need of overall sympathetic renovation & modernisation together with pastureland extending overall to c. 4.25 acres (1.72 Ha). Freehold. Council Tax 'G'.
- Entrance hall, cloakroom, sitting room, dining room, study, kitchen/dining room, 5 bedrooms & bathroom, plus attic spaces.
- Private driveway & single garage. Delightful mature garden & free-draining pastureland.
- Occupying a desirable rural location within 1 mile of Henfield High Street & with fine views to the South Downs in the distance.

## Description

Holdings is an historic Grade II Listed detached house believed to be of 16th C. origin and extended on two occasions within the last 68 years and now offered for sale on the open market for the first time in that period. **The house needs overall sympathetic renovation along with modernisation to meet a purchaser's own requirements.** Affording **good size family accommodation** spread over two floors together with a playroom to the loft in the most recent addition, there is also a **sizeable unconverted attic** to the older part of the house that is believed to have historically been additional 'rooms'.

The mellow external elevations of the exposed oak framing with white render panels and part brickwork are offset by leaded light windows and with the walls being adorned by an ancient wisteria climber and sitting under a steep pitched and hipped clay tiled roof. Internally there are **many period features** including exposed timbers to all rooms and fine inglenook fireplace to the sitting room as well as part oak panelling. The **principal rooms are all of a good size** and enjoy a pretty rural outlook, in particular those rooms facing South and South-East with **lovely vista across the land and neighbouring countryside to the South Downs in the distance.**

**Forming part of a larger acreage, the adjacent brick and tile stables to the East side are being retained for potential conversion and this retained building and land area have been fenced off and will be separately accessed to the East.** Holdings is offered for sale with its own **private drive, single garage** and area of adjoining pastureland stretching to the South-East. The gently sloping and **free draining field** comprises good quality Grade



2 land with greensand soils. The pretty period house nestles in a **charming garden** with lawns surrounding the house including the largest area to the South side overlooking the fields and beyond.

## Location

The property occupies a good rural position within 1 mile of Henfield High Street which offers a good range of local shops, trades and services with thriving community with many varied events taking place throughout the year and with facilities including health and sports centre, library, primary school and churches of most denominations. In addition, there are many varied countryside walks directly from the property.

Hassocks is approximately 8 miles to the East and has a mainline railway station with services to London Victoria and Gatwick. The cosmopolitan coastal City of Brighton is approx. 12.25 miles (seaford) to the South-East and Horsham is c. 13 miles to the North. Both offer an excellent range of facilities. Henfield is situated between the A24 (c. 7.5 miles to the North-West) and the A23 (c. 5.5 miles to the East) both of which provide good access to the major routes in the area including the M23/M25 and the national motorway network along with Gatwick airport (c. 22.5 miles).

**Sporting & Recreation:** Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Woods Mill, Henfield, Hickstead & Pyecombe. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton, Horsham & Chichester. Opera at Glyndebourne. David Lloyd Wickwoods country & sports club and spa within 4.5 miles. There is a good range of state and independent schools in the area.









## Information

Property Ref HJB03132. Photos & particulars prepared: May 2025 (Ref RBA).

Services: Mains services of water and electricity. Private drainage.

Tenure: Freehold title part of WSX366514.

Covenants: The Vendors will enter into a covenant in respect of the adjacent stable building that any first-floor windows to the West elevation will include obscure glass. A post & rail dividing fence has been erected between the two properties and a new hedge is being planted on the new dividing boundary by the stable building. Prior to completion, the Vendors will install sub-meters to the current electricity and water supplies to the stable building and reimburse the Purchaser of Holders for usage prior to the installation of separate supplies to the stable building.

Local Authority: Horsham District Council. Council Tax Band: G.

**NOTICE UNDER S. 21 OF THE ESTATE AGENTS ACT 1979:** One of partners of HJ Burt, Rowan Allan, is a connected person under S. 21 of the Act as they are one of the directors of the company, Bylsborough Estate Ltd., which owns the property, Holders.

## Directions

what3words///episode.competiting.underline

On entering Henfield High Street at the North end (before the White Hart Pub) take the first left-hand turning/East into Furners Lane and thence continue down the lane into open countryside. After having travelled c. 1 mile from the High Street, the road descends down a hill and crosses a small bridge over a stream and then up a hill and the property will be found on the right-hand side.

**N.B. There is no vehicular right of way to the North passing Bylsborough.**

Viewing by appointment with:

## H.J. BURT Steyning

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

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Find us @H.J.Burt



**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.









# Furners Lane, BN5 9HX

Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft

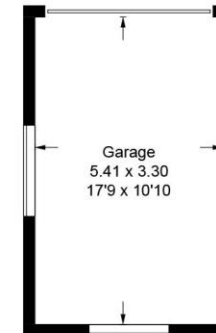
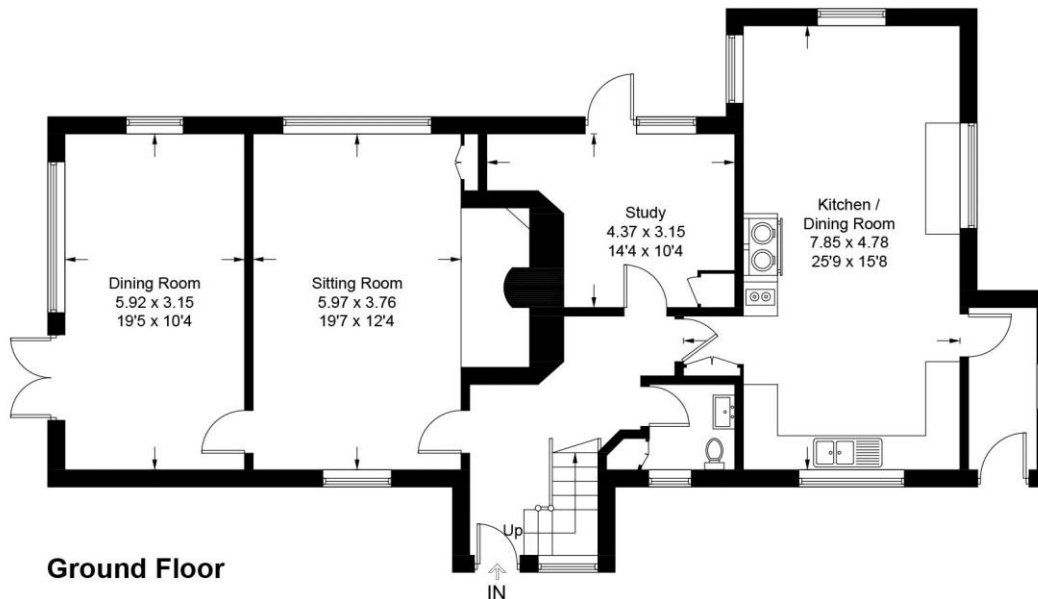
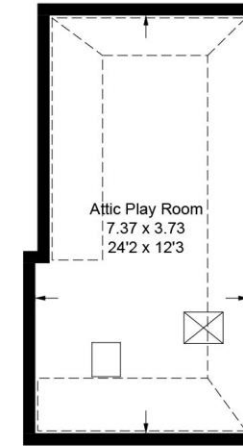
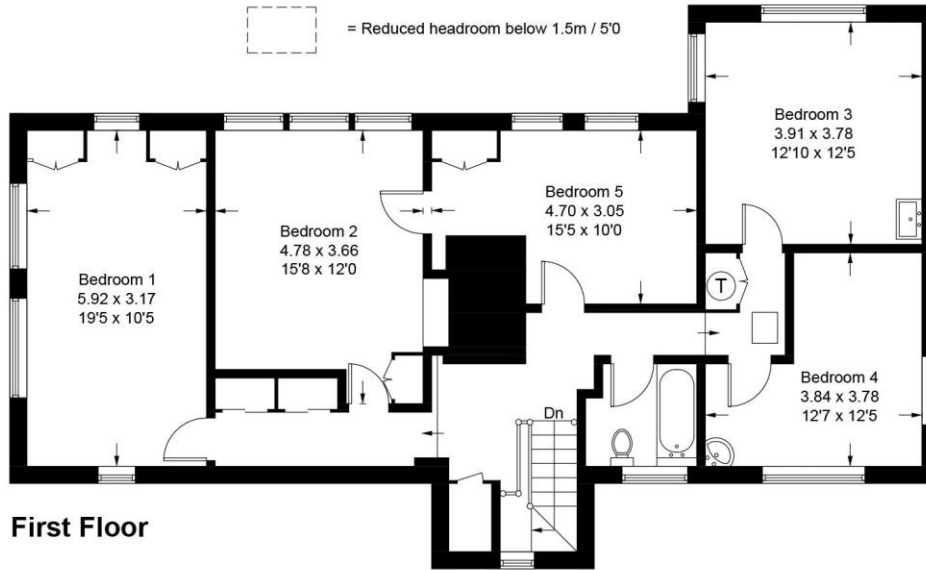
Loft = 26.5 sq m / 285 sq ft

Garage = 17.8 sq m / 191 sq ft

Total = 255.2 sq m / 2746 sq ft



 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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.(ID1198621)



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