



New Farm House, Nyes Hill | Wineham Lane | Bolney | West Sussex | RH17 5SD

H.J. BURT
Chartered Surveyors : Estate Agents



New Farm House, Nyes Hill | Wineham Lane | Bolney | West Sussex | RH17 5SD

Offers in the Region of: £1,350,000 | Freehold



- An appealing & very spacious family house with good energy efficiency, excellent ancillary cottage with good accessibility design, small paddock & mature woodland. Freehold. Council Tax 'G' & 'A'. EPC 'C' & 'C'.
- Entrance hall, living & dining rooms, modern kitchen/breakfast room, conservatory, rear hall/utility. 4 bedrooms & 3 bath/shower rooms.
- Separate 1-bedroom annexe cottage (Willow Cottage).
- Home office & outbuildings, South facing garden, paddock & very pretty mixed broadleaf woodland (c. 4 acres). Overall c. 5.55 acres (2.24 Ha).
- Occupying an accessible & attractive semi-rural location within 7 miles Haywards Heath & 20 miles Gatwick.

Description

New Farm House is an appealing and very spacious detached family house occupying an accessible and attractive semi-rural location with fine outlook over its land and adjoining countryside. Affording very good size family accommodation and with the added benefit of a separate annexe cottage, plus home office, outbuildings, large gardens, adjoining small paddock and very pretty mixed broadleaf woodland of approaching 4 acres (1.62 Ha), the property as a whole extends to approx. 5.55 acres (2.24 Ha).

The house includes external elevations of brickwork with part tile hanging under a tiled part hipped roof with uPVC double glazed windows to the majority and with the later constructed cottage with brick, boarded and tiled elevations. Both residential units are 'C' rated on their EPCs and with the photovoltaic panels to the house providing a positive feed-in tariff income plus battery storage.

The **principal rooms face South with a lovely rural outlook** and from the **spacious entrance hall** there is a **good size and triple aspect living room with fireplace** with wood burning stove (NB the copper hood below the mantel is excluded) and French doors leading out to the terrace and garden, a **large double aspect dining room**, cloakroom, **good size conservatory leading out to and overlooking the pretty gardens** and also linking to the **kitchen/breakfast room with its comprehensive range of modern fitted units** and which in turn connects to the **utility room and large second utility/boot room** with external doors to two sides and adjoining Willow Cottage.



From the **part galleried first floor landing** there are **four double bedrooms** and **three bath/shower rooms** including 'Jack & Jill' family bathroom and two ensembles.

The **extended and modernised Willow Cottage** has been designed with **good accessibility in mind and comprises smart self-contained accommodation** with open plan living/dining room/kitchen with separate double bedroom and shower room with wide doorways and ramped entrance.

From the **gravelled entrance drive with spacious parking area**, a range of timber former stables include a **home office** divided in two parts with night storage heater and power and side **store with adjacent range including carport and workshop**. To the rear of the office building is a lean-to **workshop/store**, adjacent **garden shed and greenhouse**.

The **attractive gardens surround the house** with the principal area being on the South side with pretty landscaping including feature pond to one side and mixture of specimen trees, shrubs and herbaceous plants and with **good size kitchen garden** area beyond the cottage with connecting field gates leading into the **stock fenced small paddock**. A further field gate leads from the paddock into the **very pretty mixed broadleaf woodland including native species** of oak, ash, hawthorn, silver birch, cherry, hazel and with an underlying carpet of seasonal bluebells and wood anemones.

Location

The property is conveniently located off Wineham Lane with the small country village of Wineham to the South including the popular Royal Oak pub less than 1 mile and with Bolney and Cowfold being respectively within 2.25 miles and 2.5 miles. Both these villages are accessible via the A272 which also links to the A23/M23 within 4 miles.









The A23/M23 provides good connections to Gatwick Airport (c. 20 miles) with its mainline railway station with Gatwick Express service to London and the M23 thereafter connects to the M25 and national motorway network to the North and to the South links to the A27. The old market town of Horsham is approx. 11.5 miles distant and offers an extensive range of shops, trades and facilities and mainline railway station (London Victoria c. 55 mins), whilst Haywards Heath, with a similar range of facilities and mainline station is approx. 7 miles to the North-East. The cosmopolitan coastal city of Brighton with its extensive range of shopping and recreational facilities is within 15.5 miles.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton & Plumpton. Golf at Albourne, Pyecombe, Devil's Dyke, Horsham & Pulborough. Equestrian events at Hascombe Farm at Woods Mill, 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 5 miles. There is a good range of state and independent schools in the area.

Information: Property Ref: 3324. Photos & particulars prepared: May 2025 (Ref RBA).

Services: Mains water and electricity are connected. Private drainage, oil-fired central heating with separate boilers to the house and the cottage. Photovoltaic panels providing a positive feed-in tariff income plus battery storage.

Local Authority: Mid-Sussex District Council. **Council Tax Band:** 'G' (house) & 'A' (annexe).

Directions

what3words:///seating.suspends.bagpipes

From the A272 travel South along Wineham Lane and after c. 0.5 mile the property will be found on the left-hand side as signposted on the rising ground at Nyes Hill and as shown on the appended plan. Alternatively, from the South continue up Wineham Lane and go past the Royal Oak pub and the property will be found within approx. 0.75 mile on the right-hand side.

Viewing: H.J. BURT The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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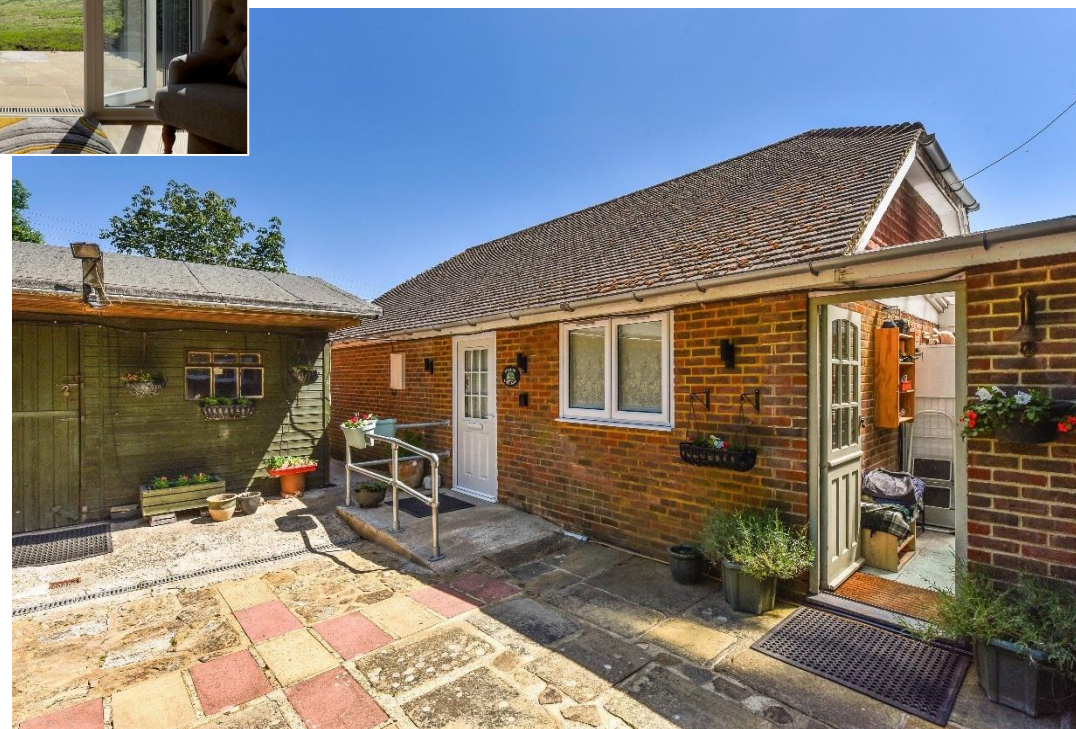


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.





WILLOW COTTAGE

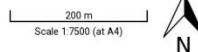


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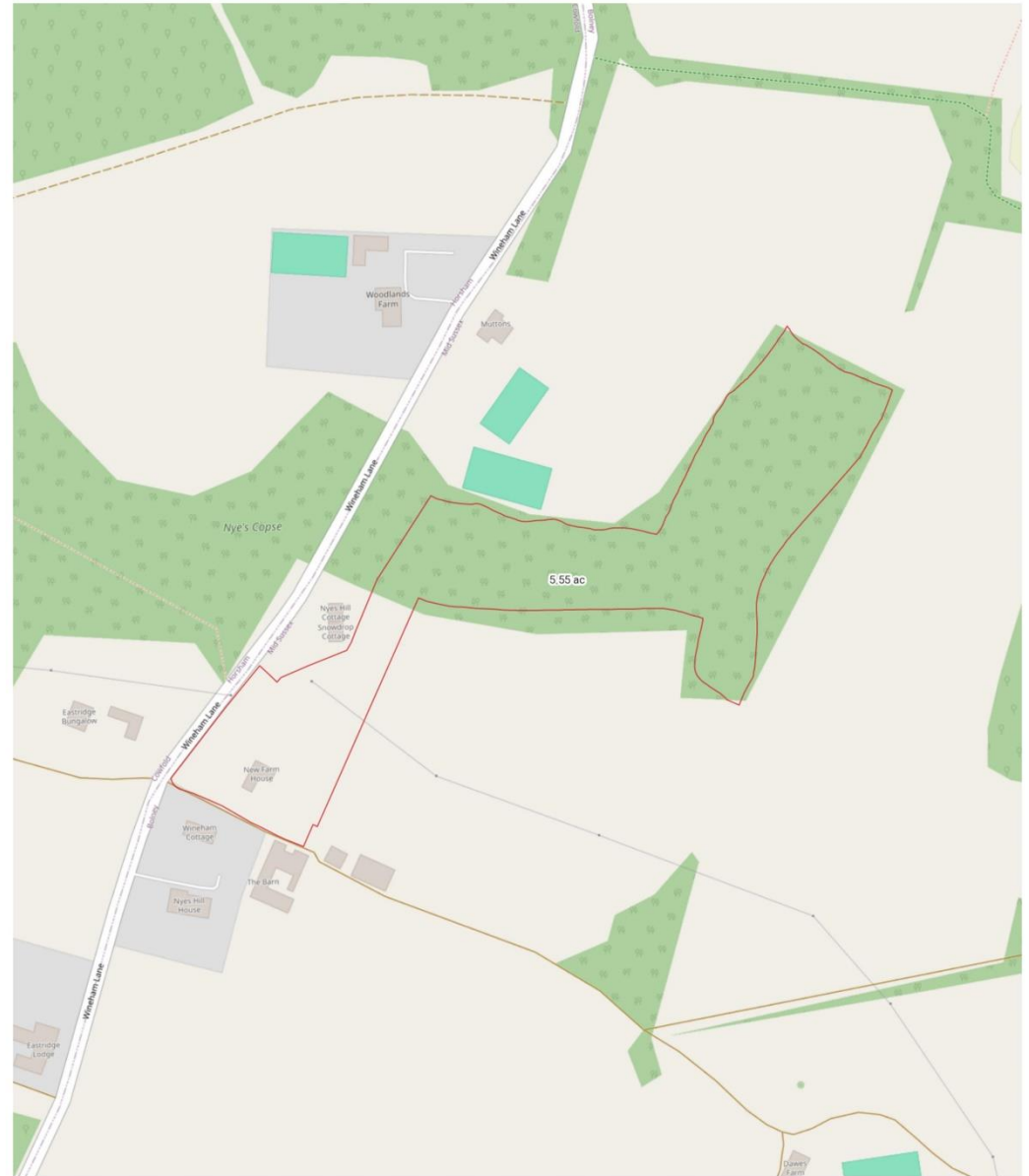


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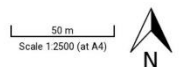


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Wineham Lane, RH17

Approximate Gross Internal Area = 264.8 sq m / 2850 sq ft

Annexe = 62.6 sq m / 674 sq ft

Outbuildings = 43.7 sq m / 470 sq ft

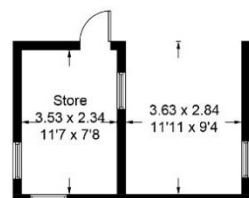
(Excluding Log Store / Open Area)

Total = 371.1 sq m / 3994 sq ft

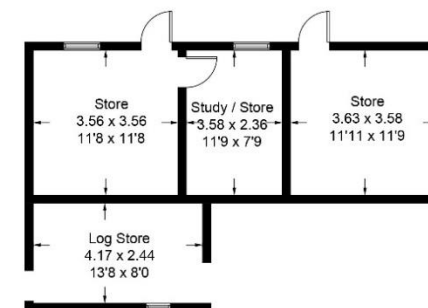


Willow Cottage

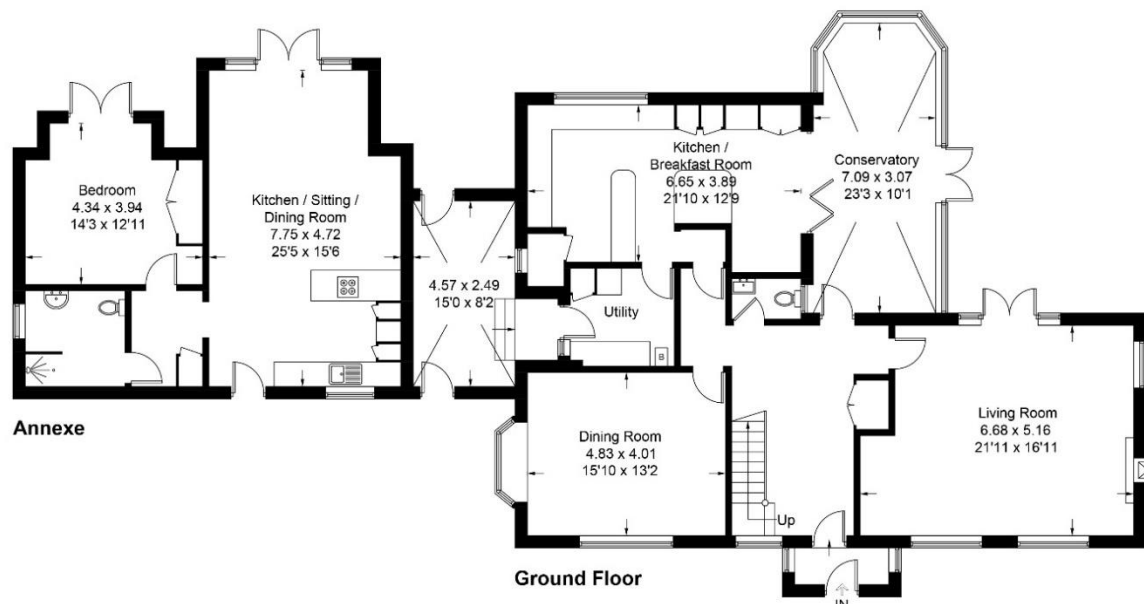
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Annexe

Ground Floor

New Farm House

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



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 2025.(ID1203872)



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