



H.J. BURT
Chartered Surveyors : Estate Agents

Bassells Farm | West Grinstead, Nr. Horsham | West Sussex | RH13 8NG

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Guide Price: £1,050,000 - £1,100,000 | Freehold

- Delightful restored Grade II Listed farmhouse with excellent garaging & equestrian facilities set in c. 3.69 acres (1.49 Ha).
- Farmhouse with accommodation of character & distant rural views.
- Entrance hall, cloakroom, living room, dining room, kitchen/breakfast room. 3 double bedrooms & modern bathroom.
- Driveway to 3-bay garage with further potential for ancillary accommodation (stc - application pending) & attractive garden.
- Adjacent pasture land with smart modern stable yard incl. 4 boxes, fodder and ancillary stores, washdown box, filed shelter & consented workshop/implement store. Gated off-road parking & manege.
- Accessible rural location within 7 miles of Horsham. Direct rural hacking.

Description

Bassells Farmhouse comprises an attractive Grade II Listed restored farmhouse together with equestrian facilities and land in an accessible rural location with direct access to hacking. The period house is of part oak framed construction and believed to originally be of 17th Century or earlier origin and including accommodation of great character with exposed timbers and beams to many rooms plus stone flagged floors to the hall and dining room. There is also a **fine inglenook fireplace** to the dining room as well as a fireplace with a **wood burning stove to the living room**. The **appealing farmhouse kitchen** includes a breakfast area to one end, a good range of fitted units and point for range cooker and larder fridge/freezer.

From the entrance hall there is also a **cloakroom** and staircase with picture window leading to the first-floor landing **with luxury fitted modern family bathroom** with **fine Easterly outlook** over the garden and beyond over adjoining fields. There are **two large main double bedrooms**, both being double aspect and then a third **double bedroom** **three** lies at the heart of the house overlooking the front garden, adjacent lane and fields. All of the bedrooms have **fitted cupboards**.

The pretty weather boarded and tiled roof house sits in a **good size garden** and plot extending to in **excess of 0.25 of an acre** with areas of lawn, mixed colourful planting and **sun terrace** to the rear of the house and overlooking the main rear garden. Gated access leads to the side of the driveway with **three bay timber clad and tiled garage outbuilding**



which is considered to offer **good potential for conversion to ancillary accommodation and with planning consent DC/25/0185 pending for a proposed conversion to a ground floor family room plus hall and utility room with a proposed internal staircase to a first floor bedroom and shower room, both with proposed dormers with distant rural views**. Apply to Agent for further details.

Across the lane from the house and garden is a separate parcel of pasture land extending to **approximately 3.41 acres** with paddocks stretching to the South with well-maintained hedges, stock-fencing and dug drainage ditches to the boundaries. From the **electric gated entrance** there are **good size areas of hard standing** for parking and turning.

The smart **modern L-shaped stable range** includes **four boxes, fodder room** and lean-to store at the rear and a separate **wash-down box/hay store**. Adjacent to the yard is the **40m x 20m manege**. To the North side of the yard there are concrete footings completed to serve a **consented implement store/workshop building of 12m x 6m**.

Location

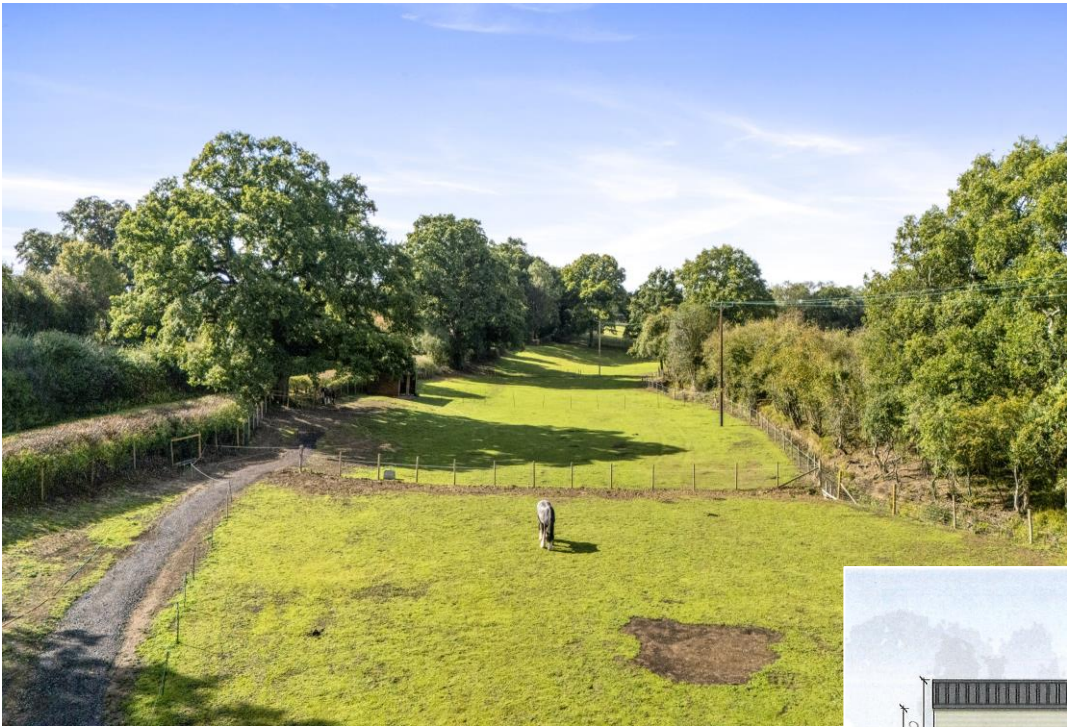
The property occupies an accessible rural location on the edge of the former West Grinstead Park Estate and yet is within convenient distance of the A24 which provides dual carriageway connections to the old market town of Horsham (approx. 7 miles) to the North with its extensive shopping, recreational and other facilities as well as mainline railway station with services to London Victoria. Worthing is approx. 12.5 miles to the South. The coastal city of Brighton is approx. 20 miles distant. To the North, the A24 connects via other roads to provide access to Guildford and also to the M23 and Gatwick Airport (approx. 19.5 miles) and thence the M25 and the national motorway network.





GONE
RIDING





Local shops can be found at Partridge Green, within 3 miles distant, Buck Barn crossroads, or at Steyning (c. 8 miles) with its very good range of local shops, trades and facilities. Dial Post with its award-winning pub, The Crown, is 1 mile distant.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Internationally recognised rewilding project at Knepp Castle across the A24. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. David Lloyd Wickwoods country & sports club and spa within 10 miles. There is a good range of state and independent schools in the area.

Information: Prop Ref: HJB03235. **Photos & particulars prepared:** Sept 2025 (Ref RBA).

Services: Mains services of water and electricity are understood to be connected. Private drainage system. Oil fired central heating.

Title: WSX275114 (house) and WSX187435 (land & stables).

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

Directions: [what3words///tissue.sunbeam.lurching](https://www.what3words.com/what3words/tissue.sunbeam.lurching)

From the A24 travelling Southbound from the junction of the A272 at Buck Barn crossroads (including petrol station and convenience store) continue South for approx. half a mile and past the left/Eastbound turning into Partridge Green on the B2135. Thereafter, take the next turning on the left signposted to Rookcross Lane and proceed down this lane keeping left at the junction and turning into Bassells Lane and the property's drive is on the right.

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



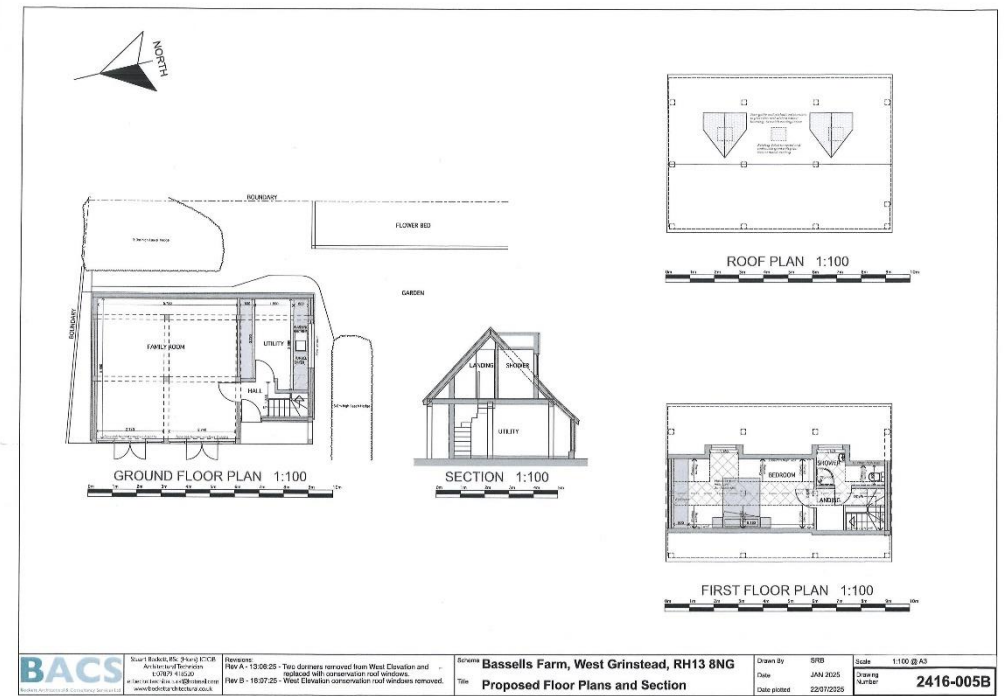
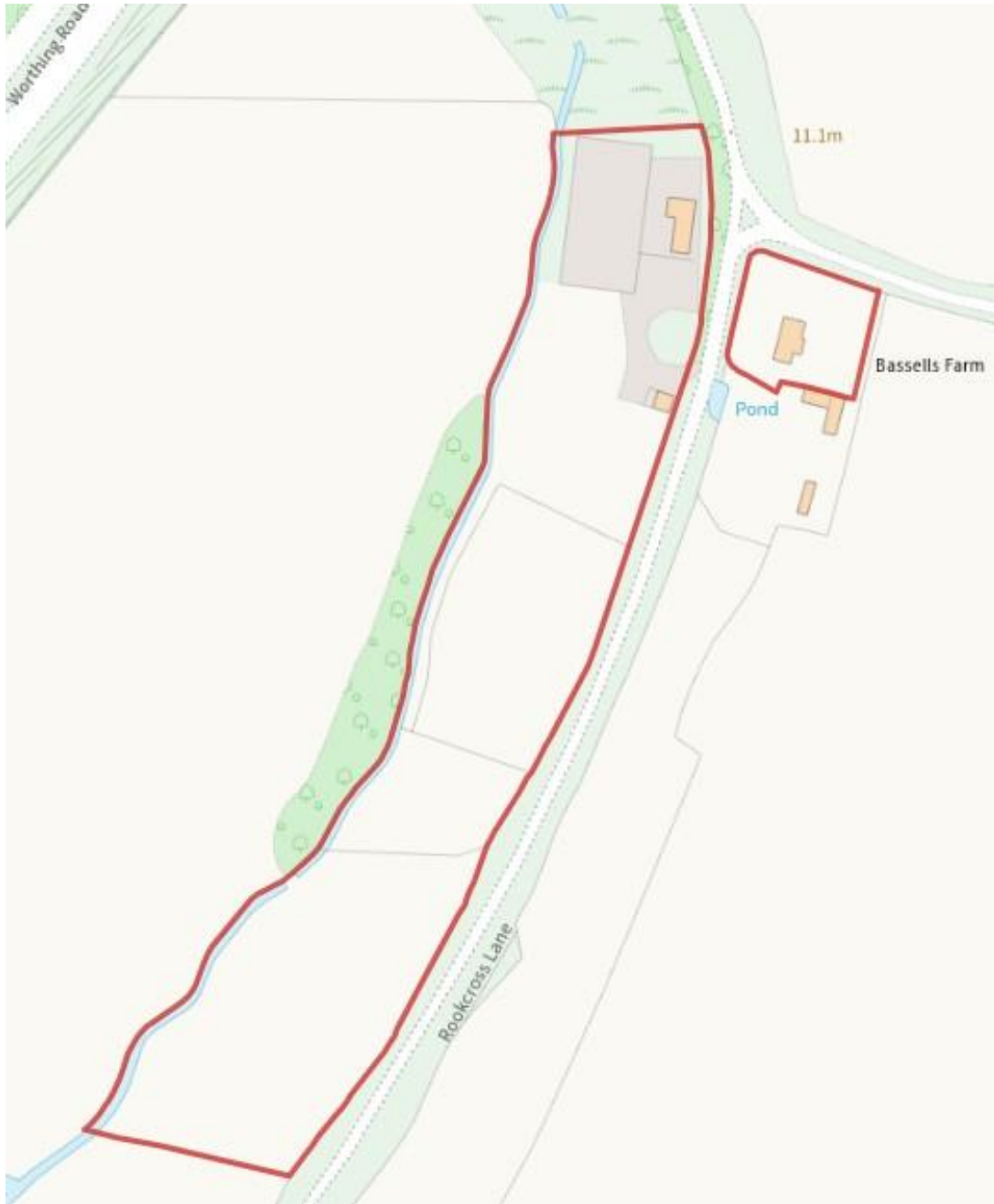
Find us @H.J.Burt



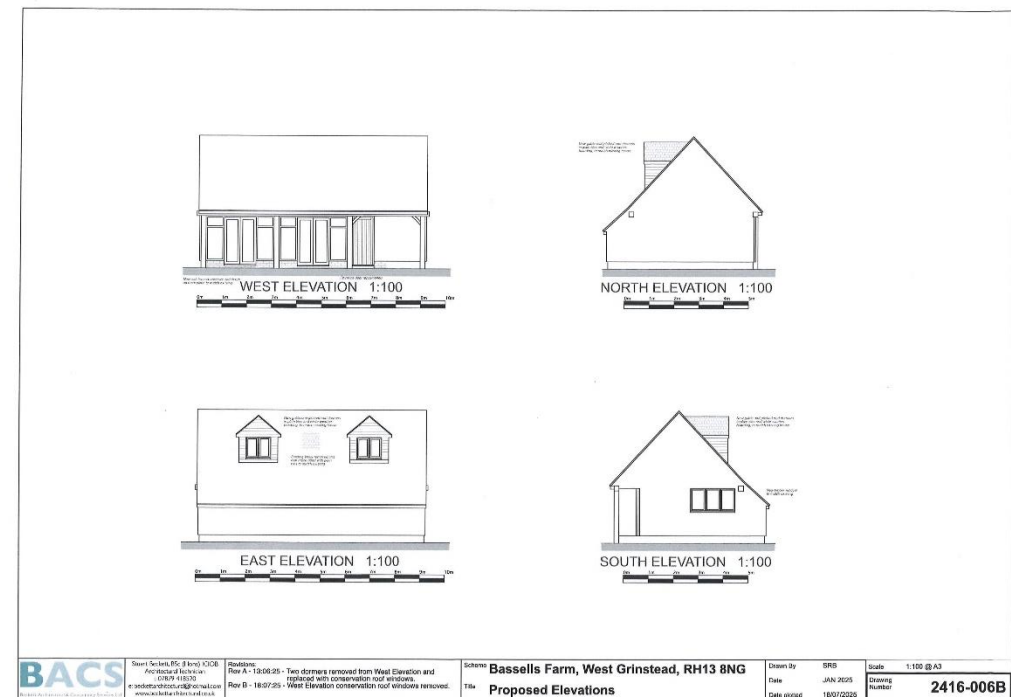
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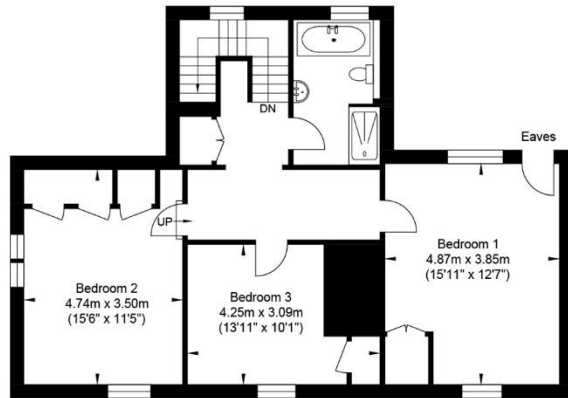




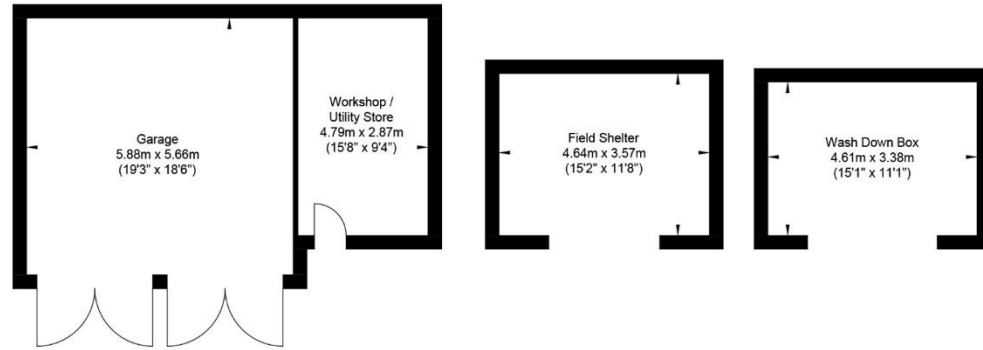
Proposed garage conversion (STC)



Bassells Lane



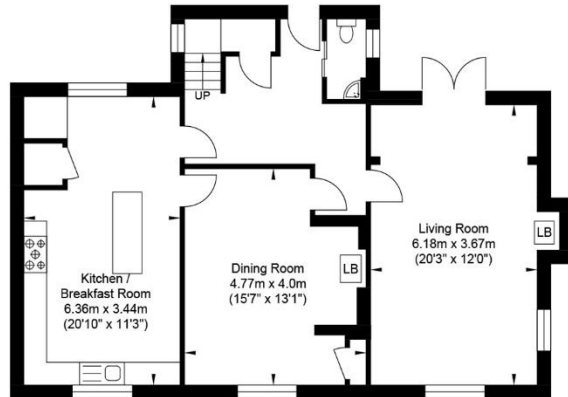
First Floor
Approximate Floor Area
764.66 sq ft
(71.04 sq m)



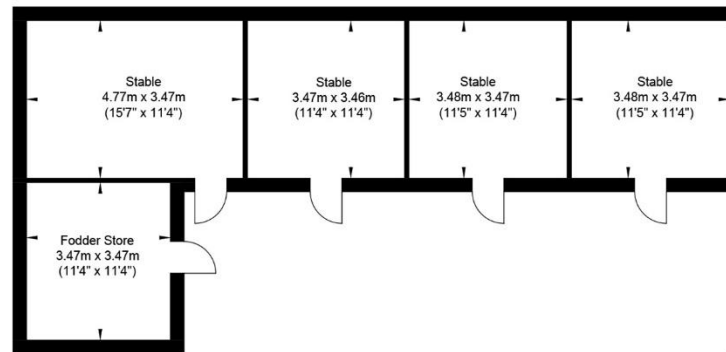
Garage
Approximate Floor Area
511.39 sq ft
(47.51 sq m)

Outbuilding
Approximate Floor Area
178.25 sq ft
(16.56 sq m)

Outbuilding
Approximate Floor Area
167.70 sq ft
(15.58 sq m)



Ground Floor
Approximate Floor Area
840.87 sq ft
(78.12 sq m)



Outbuilding
Approximate Floor Area
700.40 sq ft
(65.07 sq m)



Approximate Gross Internal Area (Excluding Garage & Outbuildings) = 149.16 sq m / 1605.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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