



Watermill Barn | Kerves Lane | Horsham | West Sussex | RH13 6RL

H.J. BURT
Chartered Surveyors : Estate Agents



- A beautifully converted former farm building occupying an excellent rural location within 1.5 miles of Horsham town centre. Freehold. Council Tax 'F'. EPC 'E'.
- Stunning, triple aspect, open plan main living/dining kitchen of nearly 50ft with vaulted roof, underfloor heating & fireplace with stove.
- Principal ensuite bedroom, 2 further double bedrooms, family bathroom with separate shower. Utility/cloakroom.
- Delightful large garden with river view& useful workshop.
- Ancillary buildings including studio/potential annexe & Granary with Airbnb/office conversion potential space (subject to consents). Private drive driveway. Overall, c. 1.12 ac. (0.45 Ha).
- Occupying a very desirable & very accessible rural location to the South-East of Horsham with good local walks.

Description

Watermill Barn comprises a very attractive three-bedroom conversion extending overall to approximately c.1.12 acres (0.45 Ha) and occupying a very desirable and very accessible rural location to the South-East old of the market town of Horsham with the town centre being within 1.5 miles accessed via Kerves Lane leading from the A281 Brighton Road.

The barn was converted and renovated in the last 10 years to create a beautifully finished and presented conversion of the L-shaped old farm building and with the accommodation all being on one level and enjoying a lovely outlook over its gardens and ground and including over the adjacent tributary of the River Arun which lies at a lower level to the Northern boundary.

The mellow external elevations comprise brickwork with part weather boarding under a clay tiled roof and there a number of full height double glazed windows and doors to provide a good feeling of light and space and enhanced internally with the large majority of the rooms including vaulted ceilings with very attractive exposed timbers plus conservation roof lights. **A particular feature is the stunning main living/kitchen/dining area of nearly 50ft** and including **cosy sitting area with fireplace with woodburning stove** to one end and **stone flagged floor with under heating throughout, dining area** and **very smart fitted kitchen** with textured granite surfaces to the East end with patio doors



opening onto the terrace and the lovely outlook. The **well-equipped kitchen** includes integrated fridge, twin freezers, dishwasher, wine/beer fridge, Belfast sink, waste unit and central island with additional sink and adjacent space for range cooker. Adjacent to the kitchen is a **utility room** with points for washing machine and dryer along with the connections for the **underfloor heating, ground source heat pump and heat recovery system**, back door and **cloakroom**. A side hallway provides access to the bedrooms with **principal bedroom to the South end being double aspect** and with smart **en-suite shower room** off and then with **two further double bedrooms** and **family bathroom** including separate shower cubicle.

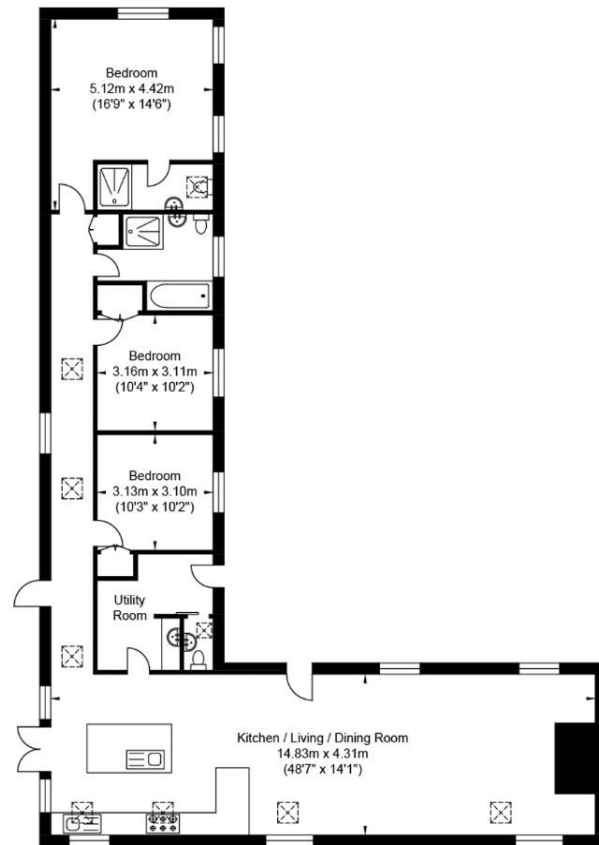
Included within the plot are a useful cluster of traditional buildings including an **adaptable studio building** within the front yard area offering scope for **potential future annexe/office or guest space** (subject to all consents) with double glazed windows and vaulted ceiling. Adjoining this are further outbuildings including **two storey traditional granary also considered to offer scope for further conversion for ancillary uses** and with draft plans for same available from the Agents.

Watermill Barn extends overall to approximately 1.12 acres (0.45 Ha) and includes a **very good size garden**, with the principal area of garden lying on the East side with wide expanse of lawn, gravelling and terracing at the back of the barn plus **useful workshop/store and adjoining pergola area**. There is a pretty outlook over the adjoining watercourse with mixed tree planting to the edges and the delightful and an area perfect for al-fresco dining and entertaining to the Eastern end. To the West side of the property is a small additional building which may potentially be available (refer to Agents).

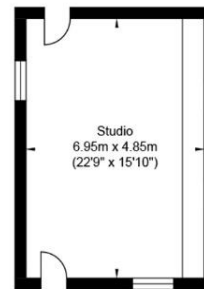




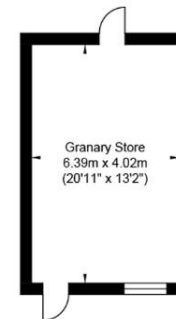
Kerves Lane



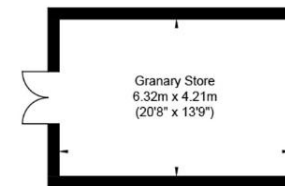
Main Building
Approximate Floor Area
1522.98 sq ft
(141.49 sq m)



Outbuilding
Approximate Floor Area
362.85 sq ft
(33.71 sq m)



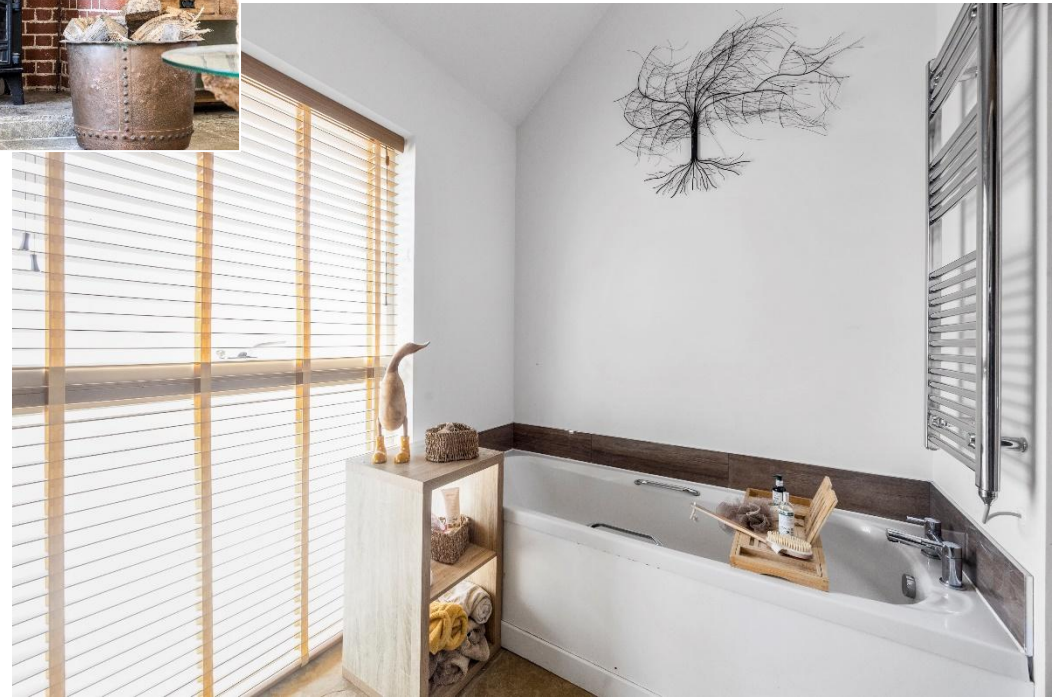
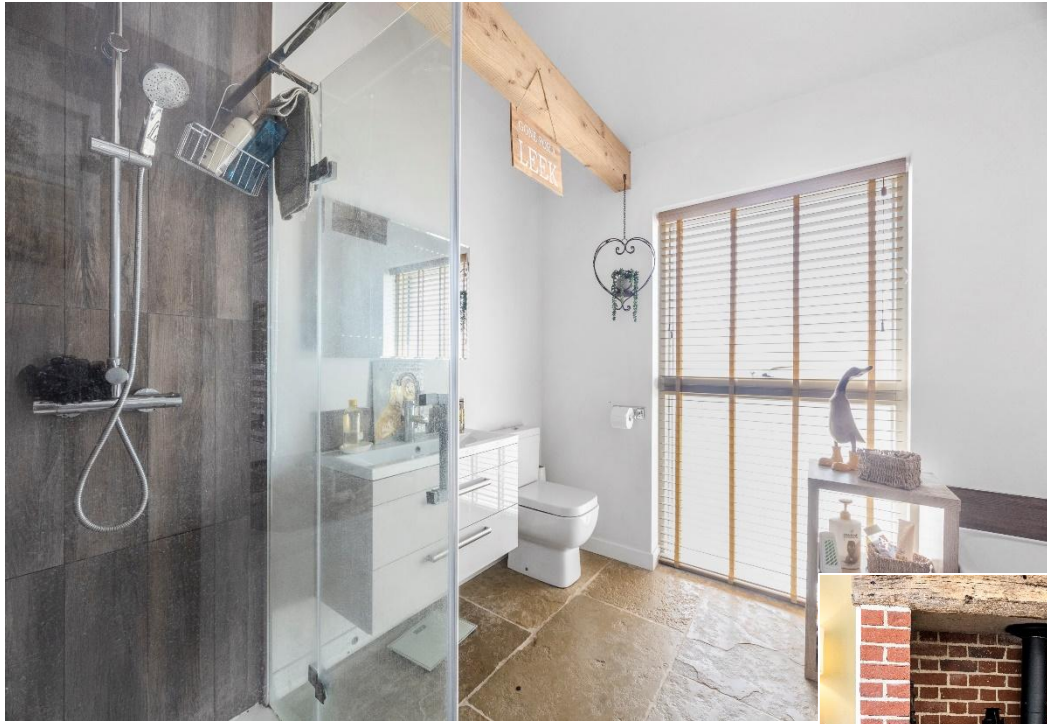
Storage
Approximate Floor Area
276.52 sq ft
(25.69 sq m)



Store
Approximate Floor Area
286.42 sq ft
(26.61 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area (Including Outbuilding / Storages) = 227.5 sq m / 2448.77
 Illustration for identification purposes only, measurements are approximate, not to scale.



Location

Watermill Barn occupies an accessible and desirable rural location to the South-East of the old market town of Horsham within 1.5 miles of the town centre and accessed via Kerves Lane leading from the A281 Brighton Road. Horsham offers an extensive range of shops, trades and facilities as well as entertainment facilities and mainline railway station with services to London Victoria (approx. 55 mins) plus out of town superstore shopping at Broadbridge Heath, together with adjoining sports centre (within 3.5 miles).

The A24 may be reached via rural lanes through Southwater or Copsale or alternatively, North through Horsham and is approx. 2.5 miles and links to routes to the A23/M23 and Crawley and Gatwick Airport and also to Dorking and beyond to the M25 to the North, or the A27 to the South. The large village of Southwater to the South-West is within 4.5 miles.

Information

Property Ref: HJB03206. **Photos & particulars prepared:** Aug & Oct 2025 ref RBA.

Services: Mains services of water and electricity. Private modern drainage system. Ground Source Heat Pump is situated within the Vendors' retained land, with rights of access to be agreed as part of the sale.

Access: From Kerves Lane with rights of way over the shared drive subject to contributions towards maintenance and repair.

Title: Freehold title WSX342159.

Boundaries: Boundary maintenance and fencing liabilities between the Property and Vendors' retained land will be as shown by the inward facing 'T' marks on the plan.

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

Directions: what3words///rainy.lunch.sage

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

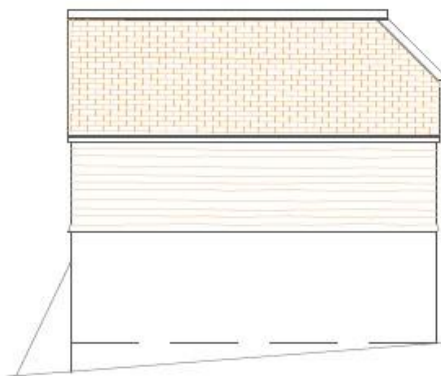


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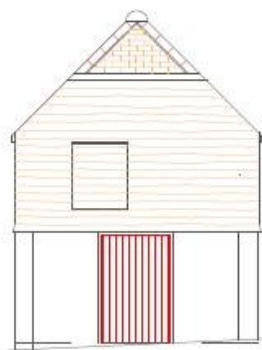


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendors but should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

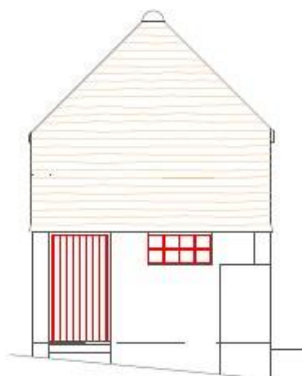




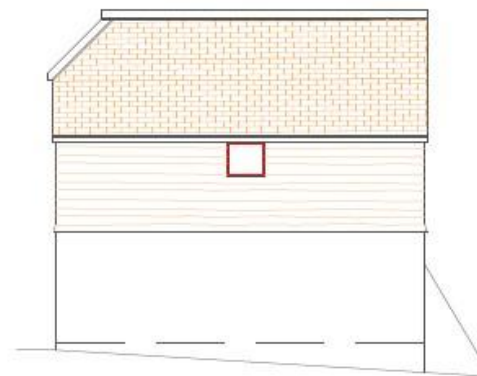
Existing west elevation



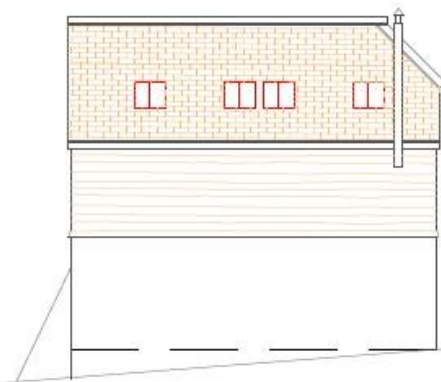
Existing south elevation



Existing north elevation



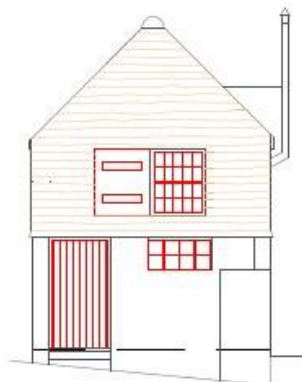
Existing east elevation



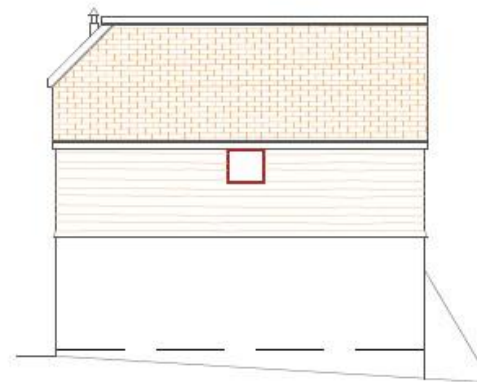
Proposed west elevation



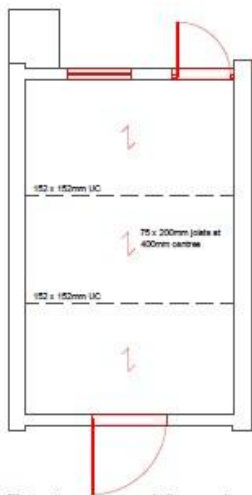
Proposed south elevation



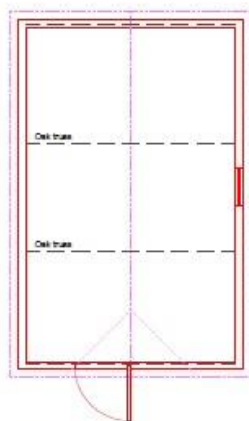
Proposed north elevation



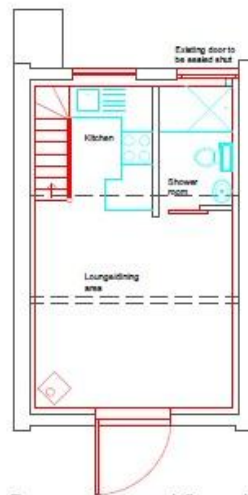
Proposed east elevation



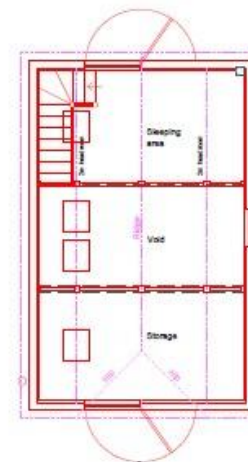
Existing ground floor plan



Existing first floor plan



Proposed ground floor plan



Proposed first floor plan



BUILDING REGULATION NOTES

Date	Revisions

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Graham Askew
 Chartered Building Surveyor
 Principal, Graham Askew Ltd
 Ray Tree Cottage,
 2 Haddon Grove,
 Haddon Lane, Worthington,
 West Sussex, BN20 4AG,
 Tel: 01403 743221
 email: askewsurvey@btconnect.com

Client
 Mr Francis & Ms Thomas

Job Title
 Granary building at
 Amies Mill Farm Barn
 Kerves Lane
 Horsham
 West Sussex
 RH13 6ES

Drawing Title
 Existing & proposed floor
 plans & elevations.

NOTE:
 All dimensions must be checked on
 site and not scaled from this drawing

Scale 1:50

Date 11.04.2022 Drawn by K.L. Carter

Dwg No. 2022/3/1	In conjunction with	Rev.
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Chartered Surveyors - Estate Agents

Watermill Barn, Kerves Lane, Horsham



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