



2 Bilsborough Barn | Furners Lane | Henfield | West Sussex | BN5 9HX

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







2 Bilsborough Barn | Furners Lane | Henfield | West Sussex | BN5 9HX

Guide Price Range: £895,000 - £925,000 | Freehold



- A sensational 4 bedroom attached house offering exceptionally well finished, bright & airy and principally South facing accommodation. Freehold. Council Tax 'D'. EPC 'D'.
- Occupying a desirable rural location within 1 mile of Henfield High Street & with fine rural outlook.
- Entrance hall/study, cloakroom, beautiful semi open plan & South facing living accommodation including kitchen/dining/family/living room with snug to one side, utility room.
- To the first floor, principal en-suite bedroom with Juliet balcony, 2 further double bedrooms, 4th single bedroom & family bathroom.
- Detached garage building with ancillary studio/office space with great annexe potential (stc).
- Delightful South facing English country cottage garden with summer house & lovely views.

## Description

2 Bilsborough Barn is an exceptionally well finished and presented attached four-bedroom house occupying a desirable rural location within 1 mile of Henfield High Street and with fine views over its South facing garden to adjoining countryside. Painstakingly extended and restored by the current owners over the last 18 years, the house offers **superb semi open plan ground floor living accommodation** with a principally South facing aspect with **beautiful finishes and a great feeling of light and space** and then with **spacious four-bedroom accommodation over**.

The mellow brick and part tile hung elevations with part exposed oak framing to the kitchen extension includes **double glazing throughout** with a mixture of oak or Upvc for low maintenance and with **solid oak flooring** to the majority of the ground floor and part of the first floor as well as other **oak joinery and doors**. The front door opens into the **entrance hall** with space for a desk and side fireplace, staircase to the first floor and thence leading through to the **sensational semi open plan living areas** with separate cloakroom to one side and South facing **trifold doors to the principal living area** with **welcoming snug area** to one side being double aspect and with fireplace with woodburning stove. From the main living area with its lovely South outlook down the garden, it opens into the **beautifully finished and equipped kitchen/dining area** with an



oak framed and vaulted roof addition to the South side plus a **comprehensive range of bespoke fitted units** with extensive cupboards and drawers, **oil-fired cream finish Aga** plus two electric ovens/microwave, hob and extractor, integrated freezer and dishwasher, point for fridge, extensive worktop space. To one corner, rear entrance door and **utility room** with further fitted cupboards, washing machine point and oil-fired boiler.

To the first-floor oak doors radiate from the West facing landing to the **principal en-suite bedroom** being South and East facing with **fine rural views** and fitted cupboards, oak flooring, Juliet balcony overlooking the garden and fields beyond and **luxury Villeroy & Boch fitted en-suite shower room**. There are **two further double bedrooms** each with a good outlook and a **fourth single bedroom** plus a **smart family bathroom** including shower over bath.

Outside, from the **gated driveway with parking for several vehicles**, internal gates and hedging lead into the main area of **South facing garden** with deep lawn interspersed with a colourful mixture of traditional herbaceous plants, shrubs and annuals. To the South end is further **terrace area ideal for outside dining and barbeques and as a hot tub area** with double glazed **small summer house/office** with side loggia and overlooking the adjoining fields with **kitchen garden area** to one side.

At the end of the drive is a **detached oak clad and tiled garage/studio building** including single garage and **ground floor studio room** linking by an internal staircase or via an external oak staircase to the first-floor **studio office/potential guest space** with kitchenette with seating area and similarly fine South facing views.



















It is considered that this building would readily serve as an **adaptable annexe or for potential letting income, all subject to any necessary consents.**

To the East side of the house and near the back door is a further useful area for **discreet dustbin and log storage** and close to the front door is a further weatherboarded and tiled **garden store/workshop.**

## Location

The property occupies a very good rural but non-isolated 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 (seafront) 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 Reference:** HJB01562. **Photos & particulars prepared:** July 2025 (ref RBA)

**Services:** Mains water and electricity. Modern private drainage plant. Oil fired central heating. EV charger point.

**Tenure:** WSX252538 and WSX431248.

**Local Authority:** Horsham District Council.

**Council Tax Band:** 'D'





## Directions

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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 where you should continue straight on along the lane until it terminates at Bilsborough Barn which comprises two attached houses with number 2 being on the right-hand side.

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

## Viewing

An internal inspection is strictly by appointment with:

H.J. BURT 01903 879488 or 01273 495392 |

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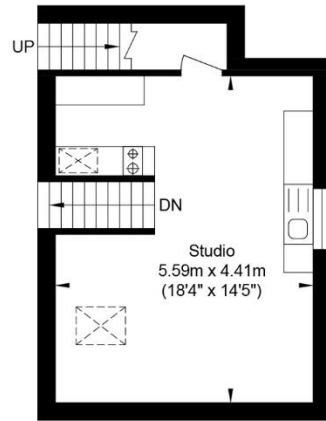




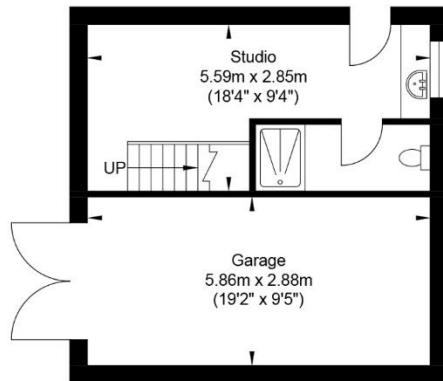




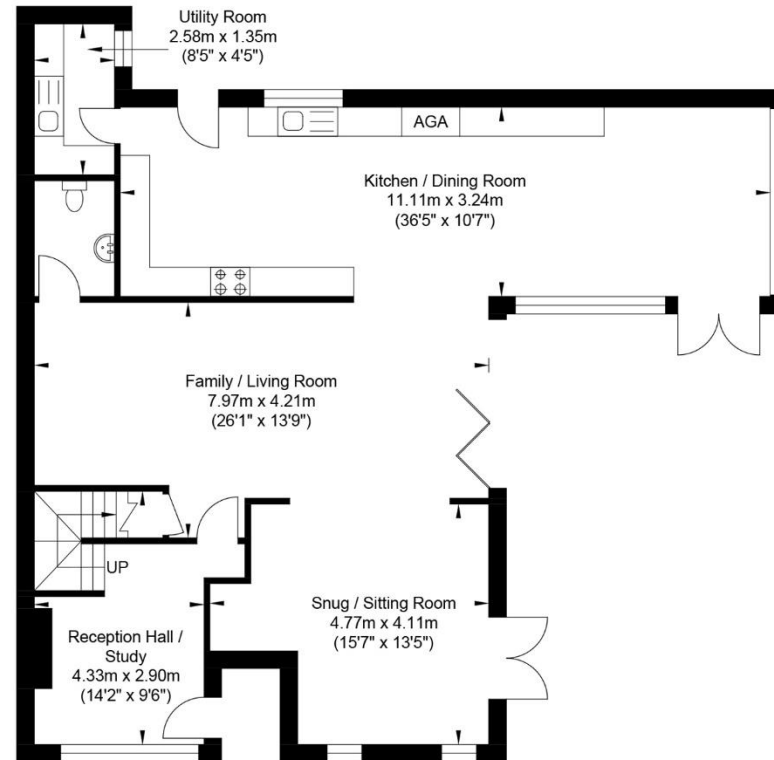
# Furners Lane



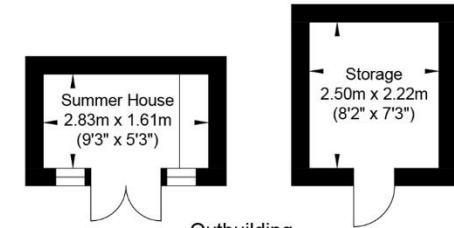
Annexe First Floor  
Approximate Floor Area  
293.85 sq ft  
(27.30 sq m)



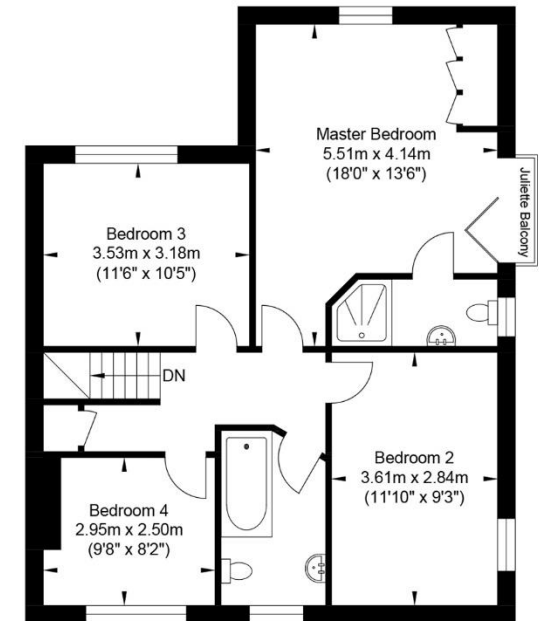
Annexe Ground Floor  
Approximate Floor Area  
367.69 sq ft  
(34.16 sq m)



Ground Floor  
Approximate Floor Area  
1072.08 sq ft  
(99.60 sq m)



Outbuilding  
Approximate Floor Area  
108.82 sq ft  
(10.11 sq m)



First Floor  
Approximate Floor Area  
738.29 sq ft  
(68.59 sq m)

Approximate Gross Internal Area (Excluding Annexe & Outbuilding) = 168.19 sq m / 1810.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





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