



Kerves Lane, Horsham, West Sussex, RH13 6RJ



woodlands



Presenting a unique and rare opportunity to acquire a residential, equestrian estate located on the edge of the sought-after West Sussex market town of Horsham. Formed by a detached four-bedroom barn conversion, a separate three-bedroom cottage, a one-bedroom Annexe, and an array of outbuildings and equestrian facilities, all set within an estimated 4.5 acres with additional land (approx 4 acres) including a pole barn (currently used as a wood store), offered by separate negotiation if required. The location is private but not isolated, being well-connected, ideal for commuters and would suit buyers looking for accommodation for multiple generations and offers the possibility of providing business premises or income via livery.

#### KERVES BARN

An attractive barn conversion, offering well-presented accommodation which is mainly arranged on the ground floor. It provides plenty of reception space, with a vaulted dining room, which is open to the sitting room; the sitting room is dual aspect, with a fireplace fitted with a woodburning stove. It adjoins the garden room; the garden room and the sitting room both have French doors opening to the sheltered south-facing courtyard garden, creating a lovely spot to eat or entertain outdoors. There are two bedrooms and a shower room situated in the south wing of the ground floor; the kitchen/breakfast room lies in the north wing, served by a utility room, beyond which lies bedroom four, which is currently used as a study. The main bedroom is on the first floor and has a dressing area and an en suite bathroom. In addition to the pretty courtyard garden, Kerves Barn has an enclosed east-facing garden, which is mainly laid to lawn.

#### KERVES FARM COTTAGE

Formerly a farmworker's living quarters and garaging, this property was converted and extended to provide a separate dwelling in 2015. It is a charming cottage, with an oak framed porch, and it offers a kitchen/dining room, sitting room with a woodburning stove (which powers the hot water and central heating), conservatory/family room with a part-glazed roof, a utility/cloakroom, ground floor bedroom and en-suite bathroom; there are two bedrooms and a bathroom on the first floor. Solar panels also power the hot water. The cottage has a fully enclosed and landscaped garden lying to the east, with a summer house and access to a spacious timber framed workshop; both these outbuildings have power connected. There is access to the productive vegetable garden, which is enclosed by a gate and rabbit proof fencing, and to the chicken coop.

#### ANNEXE AND GARAGING/ POTENTIAL OFFICE SPACE (stpp)

The large detached outbuilding provides garaging, storage and ancillary accommodation comprising living room, bedroom, kitchen, shower room and separate WC, and has the benefit of its own section of garden. This space also has the potential to convert to dedicated office space (stpp).

#### EQUESTRIAN FACILITIES

The equestrian facilities have good access from the main driveway, which opens out to provide parking for several vehicles; immediately to the north of the parking area is a 40m x 20m all-weather riding arena, and to the east, a large detached outbuilding comprising secure barn and storage, garage, feed room, tack room, utility room/wc and a mezzanine store.

The driveway leads beyond this building to the stable yard, around which is a timber L-shaped stable block with seven stalls, one with access to a paddock. Opposite lies a two-bay timber framed carport with a further stable and an open log store attached, and beyond is a field shelter with access to a small yard and paddock, with a further mobile field shelter on hardstanding.

The driveway gives vehicular access to the remaining land, which is currently divided into several paddocks, enclosed by post and rail or post and wire fencing and with water connected throughout.

The land is bordered to the north by the river Arun and to the east by Kerves Brook (dry in summer) with some woodland at the boundary. In all, about 4.5 acres.

An additional 4 acres with gated tractor access from Kerves Lane, is available by separate negotiation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**KERVES BARN:**

Front door to ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 12'10" x 11'11" (3.91m x 3.63m)

UTILITY ROOM

STUDY/BEDROOM 14'09" x 11'11" (4.50m x 3.63m)

DINING ROOM 15'07" x 13'06" (4.75m x 4.11m)

SITTING ROOM 21'06" x 17'04" (6.55m x 5.28m)

GARDEN ROOM 7'10" x 7'10" (2.39m x 2.39m)

INNER HALL LEADING TO SHOWER ROOM

BEDROOM 11'04" x 6'08" (3.45m x 2.03m)

BEDROOM 11'0" x 9'11" (3.35m x 3.02m)

FIRST FLOOR

DRESSING AREA

EN-SUITE BATHROOM

PRINCIPAL BEDROOM 13'0" x 11'01" (3.96m x 3.38m)

**KERVES FARM COTTAGE:**

ENTRANCE HALL WITH CLOAKROOM

KITCHEN/DINING ROOM 23'06" x 10'08" (7.16m x 3.25m)

CONSERVATORY 16'04" x 11'11" (4.98m x 3.63m)

SITTING ROOM 15'06" x 11'03" (4.72m x 3.43m)

BEDROOM 13'04" x 9'01" (4.06m x 2.77m)

EN-SUITE BATHROOM

FIRST FLOOR

BEDROOM 15'02" x 11'10" (4.62m x 3.61m)

BEDROOM 17'09" x 8'0" (5.41m x 2.44m)

FAMILY BATHROOM

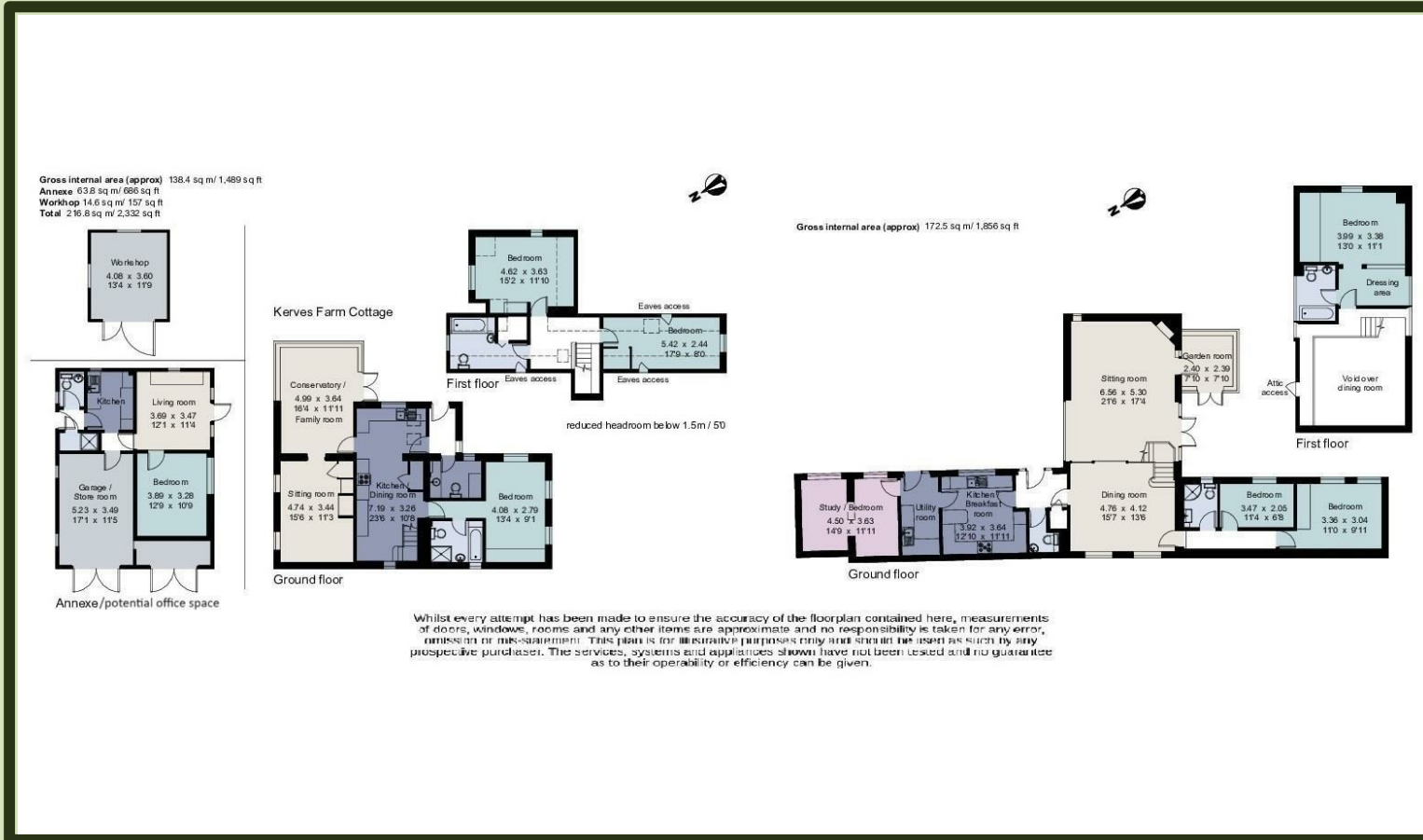
ONE BEDROOM ANNEXE/ POTENTIAL OFFICE SPACE

WORKSHOP 13'04" x 11'09" (4.06m x 3.58m)

EQUESTRIAN FACILITIES AND STABLES



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**LOCAL INFORMATION:** Horsham is a thriving market town, offering a good range of high street and independent shops, a theatre, a cinema, a railway station and a leisure centre. The property is just across the road from Chesworth Farm owned by HDC, a popular dog walking area with all weather paths and an abundance of wildlife.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at Mannings Heath or one of the many courses across the county. The surrounding countryside offers miles of footpaths and bridleways. Spa and country house hotels include South Lodge, Ockenden Manor, and Alexander House. Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of events.

**TRANSPORT:** Horsham offers regular direct services to London Victoria and London Bridge/St Pancras International, journey time from 55 minutes. Three Bridges, 11 miles, offers regular fast trains to Central London, journey time from 40 minutes. To the east, the A23/M23 gives access to Gatwick airport (16 miles), central London (36 miles) and the south coast. There are many highly regarded state and private schools in the local area including Heron Way primary school, Cottesmore Prep School, Handcross Park (Brighton College), Millais School, Christ's Hospital, Farlington and Worth. All journey times and distances are approximate; walking times taken from Google Maps.

**ADDITIONAL INFORMATION:** Neighbouring Kerves Farmhouse has right of access through a gate beside their drive to reach their drainage hatch which is about three feet within the boundary of the cottage, and drainage rights across the lower paddock. The river and brook may flood the lower fields in heavy rainfall. The buildings are considered low risk for flooding. The stables have planning permission for livery and are commercially rated. They currently qualify for small business rates exemption.

**SERVICES TO KERVES BARN:** Propane gas-fired central heating and hot water. Solar panels for electricity with feed in tariff (c.£2300 in last 12 months). Mains water and electricity. Shared private drainage (Klargester).

**SERVICES TO KERVES FARM COTTAGE:** Solid fuel fired central heating with solar panels for hot water. Mains water and electricity. Shared private drainage (Klargester).

**SERVICES TO ANNEXE:** Mains electricity and water. Shared private drainage (Klargester).

**COUNCIL TAX -** Kerves Barn - Band G. Kerves Farm Cottage - Band A.

**EPC RATINGS:** Kerves Barn - D rating. Kerves Farm Cottage - C rating.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

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