



The Falconers | Wiston, Nr. Steyning | West Sussex | BN44 3DD



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







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Guide Price: £1,650,000 |



- **The Old Wiston Rectory:** Impressive & substantial Grade II Listed Georgian country house set in c. 4 ac. Freehold. Council Tax 'G'. EPC 'E'.
- With classic proportioned accommodation including impressive galleried reception hall, 3 reception rooms & kitchen/breakfast room.
- 4 double bedrooms & 2 bathrooms to first floor. Lower ground floor with additional potential bedrooms, wine cellar, stores & boiler/utility room.
- Attractive gardens & grounds including garaging & stores.
- Adjoining pasture land, former grass tennis court & area of mature woodland. Overall c. 4 acres (1.62 Ha).
- Additional, detached 3-bedroom house also potentially available by separate negotiation.

## Description

Forming part of the Wiston Estate and offered for sale on the open market for the first time in many decades, The Falconers is an impressive and substantial Grade II Listed country house extending overall to c. 4,722 sqft. (excluding garaging) located on the edge of the Estate. Formerly the Old Rectory to Wiston until the mid-19th century, the original portion of the house is understood to be Georgian dating from about 1800 and subject to later alterations and additions.

The mellow external elevations comprise a mixture of render under a mainly pitched slate covered roof and with deep sash windows to the principal rooms, many of which are double aspect and from which to enjoy the pretty outlook over the grounds and with extensive rural views in particular to the East to a wide range of the South Downs.

During the early part of the last century the house was occupied by Baron Raimund von zur-Muhlen who was a celebrated tenor Lieder singer who also became a famous teacher of singing and instructing many famous artists. Born into an aristocratic German family, he was also described as an eccentric and his valuable collection of music and other papers were destroyed in a major fire in 1930 that destroyed a section of the rear of the building. His life and occupation of the Old Rectory is commemorated by a blue plaque to the East side of the house.

From the front door the house is entered through an impressive galleried reception hall into the classically proportioned accommodation retaining many original features with...



working fireplaces and window shutters to several rooms and above average ceiling heights to the majority. Radiating from the hall with its fireplace with ornate carvings over and picture windows to the Northern end, there are **three good size double aspect reception rooms**, two of which include French doors to the terrace and garden with its lovely views. To the other side of the house the well-equipped and **modern fitted kitchen/breakfast room** also includes access to the **lower ground floor** which may also be separately accessed by external doors. The space provides useful additional rooms which, subject to further renovation and possible tanking, **offer opportunities for a variety of potential uses including bedroom/office/recreation or storage space** together with traditional wine cellar and boiler/utility room.

To the first floor there are **four good size double bedrooms enjoying extensive views and two bathrooms** all being approached by the **central galleried landing**.

Outside the property is approached by an initially shared entrance drive to a **carriageway driveway to the front of the house** and then a side driveway leading to the rear of the house to an attached **double garage and side store** with terrace over. The house is set within **beautiful mature gardens** with an abundance of mixed planting and specimen trees leading to the North and further area of pleasure grounds including **former grass tennis court**, adjoining **paddock area** and section of **mature broadleaf bluebell woodland**. Overall, the **property extends to approximately 4 acres** and offers a wonderful opportunity for an incoming purchaser to be part of the Wiston community and to enjoy a substantial and important historic house on the edge of the Estate to further improve and modernise to their own requirements.



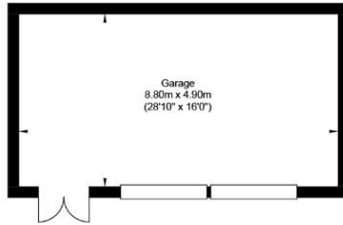






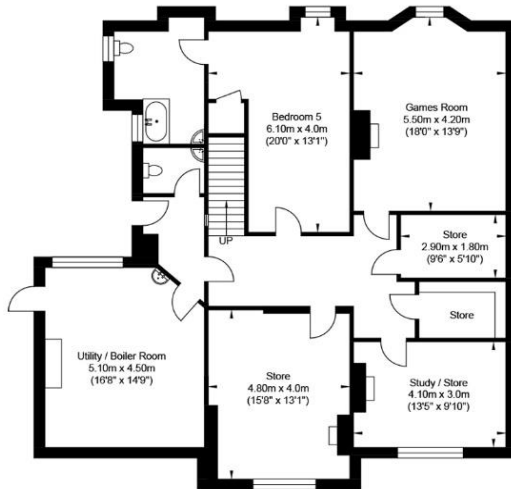


# Steyning Road

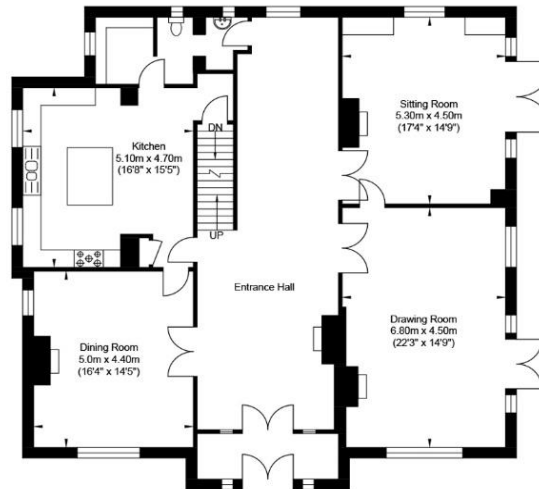


First Floor  
Approximate Floor Area  
464.13 sq ft  
(43.12 sq m)

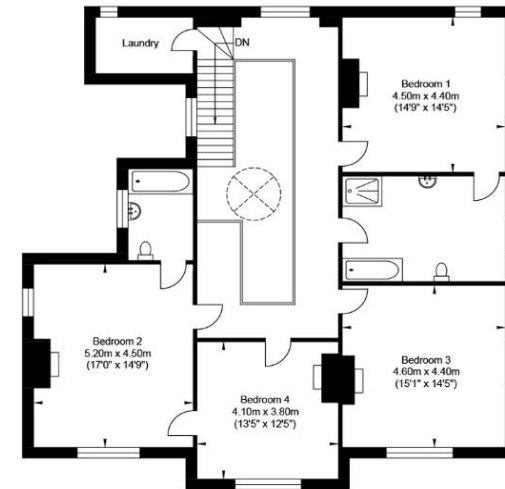
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Lower Ground Floor  
Approximate Floor Area  
1487.68sq ft  
(138.21 sq m)



Ground Floor  
Approximate Floor Area  
1724.80 sq ft  
(160.24 sq m)



First Floor  
Approximate Floor Area  
1509.31 sq ft  
(140.22 sq m)

Approximate Gross Internal Area (Excluding Garage) = 438.67 sq m / 4721.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Location

The Falconers is conveniently located within 2.5 miles of the historic old market town of Steyning which offers an extensive range of shops, trades and services centred around its traditional high street together with health and sports centres, library and numerous other community facilities as well as schools for all ages groups and churches of most denominations.

The surrounding area of the property is largely rural and is yet convenient for main routes. The A24 at Washington is within 2 miles and provides dual carriageway connections to Horsham (c. 11 miles) which offers an excellent range of shops and facilities as well as mainline station with services to London Victoria; the coast at Worthing is a similar distance to the South whilst Gatwick airport is c. 20 miles. Shoreham by sea, c. 7.5 miles South-East has a mainline station (with services along the South coast to Gatwick and London Victoria) a small airport and harbour. The cosmopolitan coastal city of Brighton with its excellent range of shops and recreational facilities is c. 6.5 miles to the East of Shoreham.

The property is conveniently placed for links to private schools in the area including Windlesham House School (c. 5 miles), Lancing College (c. 9m.), Hurstpierpoint College (c. 14.5m.), Farlington (c. 16.5m.) and Brighton College (c. 17m.).

## Sporting and Recreation

Walking and riding along local footpaths and bridleways and on the Downs. Golf at Singing Hills, Albourne, Pyecombe, Mannings Heath, Horsham & Pulborough. Several local equestrian events including at Pyecombe, Hickstead, Ardingly & Hascombe Farm, Nr. Henfield. Sailing at Brighton Marina & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester. Opera at Glyndebourne.

## Information

**Property Ref:** HJB03160. **Photos & particulars prepared:** June 2025. **Council Tax Band:** 'G'.

**Services:** Mains water, electricity. Oil-fired central heating, Private drainage.

**Title:** Part of Freehold title no. WSX30518. **Local Authority:** Horsham District Council.

The initial part of the entrance drive is subject to a right of way in favour of the two neighbouring properties, The Round House and Stable Cottage.

## Directions:

 What3words///examples.flattered.lunching

From the A283 outside Steyning, proceed West towards Wiston and the A24. Continue along this road through the s-bend and before the left-hand turning to Wilton House the driveway to The Falconers will be found on the right-hand side as shown on the plan. **Alternatively**, from the Washington roundabout on the A24 take the A283 towards Steyning and the property will be found within 2 miles on the left-hand side shortly after the right hand turning to Wilton House.















Viewing



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