



Calcot Farmhouse | Horsham Road | Steyning | West Sussex | BN44 3AA

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in the Region of: £1,450,000 | Freehold



- **A Sussex Rural Gem Set in c. 5.30 acres (2.14 Ha).**
- Occupying an enviable & very peaceful rural position with beautiful rural outlook including distant views to the South Downs.
- Charming Grade II Listed house including entrance hall, living room, snug, kitchen/dining room, utility room, shower room, 4 bedrooms.
- Detached Granary 2-bedroom ancillary accommodation with large open plan first floor living space.
- Fine Sussex Barn & adjoining outbuildings including workshops, stores & studio, extending overall to c. 2,168sqft ground floor.
- Delightful gardens & grounds including areas of pretty mixed woodland planting to this idyllic rural location.
- Accessible rural location within 3.25 miles of the old market town of Steyning & the South Downs.

Description

Calcot Farmhouse is an historic rural gem occupying a beautiful and peaceful rural spot nestling amongst Sussex countryside with distant views to the South Downs from parts and yet is within just 3.25 miles of the fine old market town of Steyning. Grade II Listed, the handsome 4-bedroom farmhouse nestles in the middle of its plot extending overall to c. 5.30 acres and including a cluster of other fine old period buildings including the adjacent 2-bedroom converted Granary and then the fine 4-bay Sussex Barn with adjoining single storey byres and workshops. As part of the magical position there are delightful gardens and grounds including areas of mature and younger mixed broadleaf tree planting with a mass of spring bluebells and **part stream frontage**.

The mellow external elevations to the oak framed farmhouse which is believed to be of late 15th C. origin with later additions includes accommodation of great character spread over two floors with a wealth of period features including exposed beams and timbers, inglenook fireplace with wood burner to the living room and stone, brick or wooden flooring. The ground floor the accommodation is approached from the front door to the **entrance hall** with **cloakroom** off and thence to an **inner hall** with stone flagged floor and interconnecting to the main living area **with living room with fine inglenook fireplace** with wood burning stove and part separated **snug area**.



The kitchen/dining room is double aspect and includes a good range of pine fitted units to one end plus separate **utility room**, with dining area to the other end and door to the garden. From the inner hall there is a **shower room** and stairs to the first floor including **four bedrooms** each with fitted cupboards and with pretty outlook over the **delightful gardens** with traditional herbaceous and shrub beds, a wealth of roses and **wildlife pond** with water lilies and irises to one end.

The **detached Granary** includes **open plan living accommodation to the first floor** a great with vaulted roof and exposed timbers plus pretty outlook over the grounds and mixed woodland with stream beyond. To the ground floor, **entrance hall, two bedrooms** each with basins, **shower and cloak rooms**. Completing the cluster of buildings is the **fine Sussex Barn** used for general storage and garaging and with single storey **brick and tile and timber framed byres** to the rear internally divided into different stores and studio space plus a brick and tile detached **workshop/store**.

The gardens and grounds are a real delight and enhanced and treasured by the current owners over the last 40 years to create a wonderful setting benefitting from areas of newer mixed broadleaf tree planting and an **orchard**, as well as a more mature broadleaf **woodland copse** to the South-East side adjoining the entrance drive. **The property as a whole extends to approximately 5.30 acres.**

Historically the property had formerly formed part of the Wappingthorn Estate and also the Wiston Estate and had been the farmstead for a larger agricultural holding before being reduced in acreage when the farm was sold in lots at auction in 1974. The current vendors have been custodians of the property since 1985.









Location

Calcot Farmhouse occupies an enviable position to the South of the very popular small rural village of Ashurst and to the North of Steyning. Ashurst includes the parish church of St. James', a Church of England primary school (SIAMS rated 'outstanding' and OFSTED 'good' rating) with the adjacent cricket and recreation ground, a classic country pub at The Fountain, plus a variety of community events held at the modern village hall.

The pretty and historic old market town of Steyning is approx. 3.25 miles away and provides a good range of shops and amenities for everyday needs including a supermarket, restaurants and pubs, a sports centre, primary school and secondary school at Steyning Grammar School. The county town of Horsham is approx. 11.5 miles distant and offers a more comprehensive range of facilities as well as mainline railway station with services to London Bridge and London Victoria.

The nearby South Downs National Park provides many miles of spectacular walking and bridle paths, whilst the coastal, business and entertainment City of Brighton & Hove is some 14.75 miles distant. The A24 is within convenient reach providing fast access to the historic market town of Horsham, the M23, Gatwick Airport, (approx. 23.5 miles) London and the wider motorway network. Additional mainline train services can be found at Hassocks (c. 11.25 miles) or Haywards Heath (c. 13.75 miles).

Information

Property Ref: 881377. Photos Summer 2024 & particulars prepared January 2026 (ref RBA).

Services: Mains services of water and electricity, oil-fired central heating, electric heating to the Granary. Upgraded private drainage system.

Tenure: Freehold Title numbers: WSX283077 & WSX177892.

Local Authority: Horsham District Council. Council Tax Band: 'G'.

Access: The initial part of the entrance drive is by a right of way along the track owned by the adjoining farm and then with a right of way for the farm between points 'A' & 'B' on the plan.

Directions

what3words:///fulfilled.condition.pebbles (end of drive ///others.flattens.steadily)

From Steyning travelling North towards Ashurst, the drive leading to the property will be found on the left-hand side as shown on the appended plan.

Viewing is strictly by appointment with H.J. BURT Steyning

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The Sussex Barn





The Granary






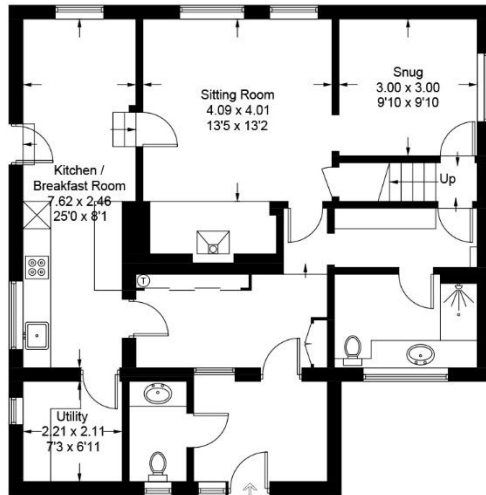
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendors but should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

Steining, BN44

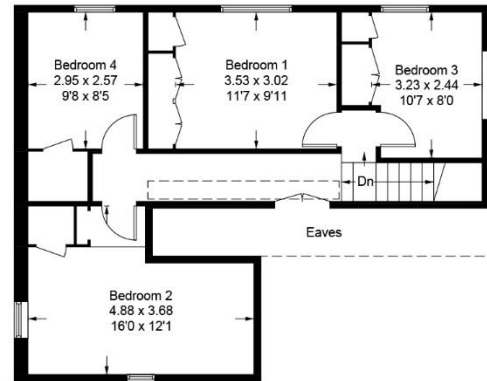
Approximate Gross Internal Area = 148.4 sq m / 1597 sq ft
 The Granary = 78.4 sq m / 844 sq ft
 Outbuildings = 201.4 sq m / 2168 sq ft
 Total = 428.2 sq m / 4609 sq ft



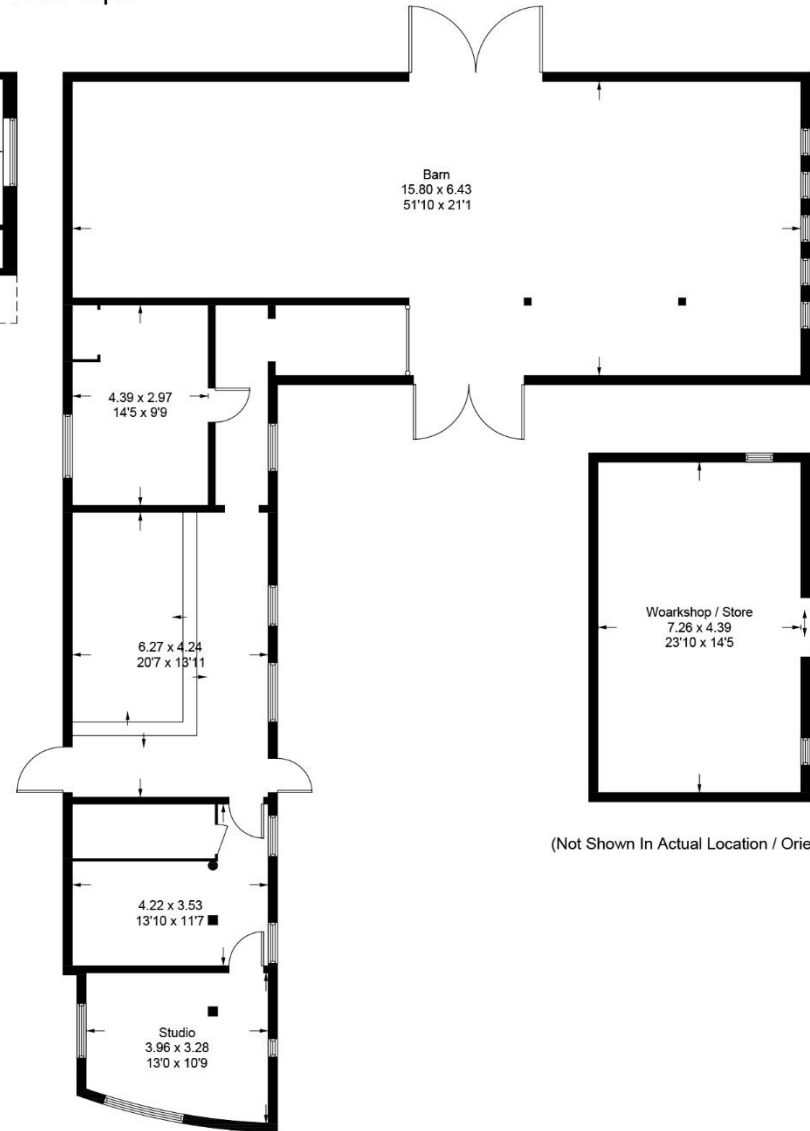
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

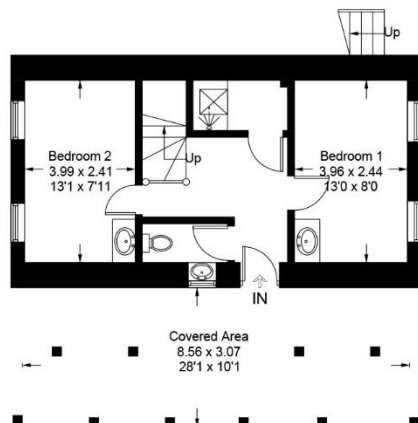


First Floor

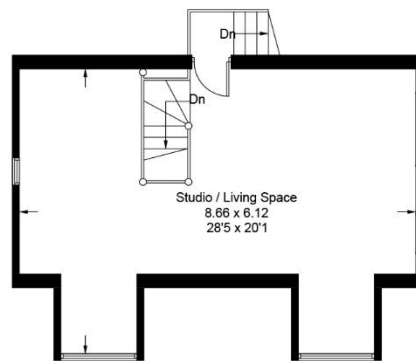


(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



The Granary - Ground Floor



The Granary - First Floor

Covered Area
8.56 x 3.07
28'1 x 10'1

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1102992)



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