



Barnwood Stables | Hurston Lane | Storrington | West Sussex | RH20 4HF

H.J. BURT
Chartered Surveyors : Estate Agents



Barnwood Stables | Hurston Lane | Storrington | West Sussex | RH20 4HF

Guide Price: £125,000 | Freehold

- An appealing smallholding extending overall to approximately 0.73 of an acre (0.30Ha) with stableyard & access leading to local bridleways.
- Three stables with associated feed & other stores, plus two field shelters.
- Part post & rail fenced paddocks. Parking area.
- Mains water.
- Attractive semi-rural location within 1.4 miles of centre of Storrington.
- Adjoining land potentially available by additional negotiation.

Description

Barnwood Stables comprises an appealing smallholding located to the North-West side of Storrington accessed and with frontage to Hurston Lane which in turn connects with a good network of local bridleways and public footpaths. From the parking area the timber yard and concrete walkways and floors includes three stables each of approximately 3.5m x 3.4m; end store/Shetland stable 2.27m x 1.81m; feed room 2.23m x 1.53m and rear lean-to/general store c. 13m x 2.57m.

Across the yard is a timber shelter 3.08m x 2.6m and at the top of the gently sloping paddocks is an open sided and attached field shelter, approximately 3.74m x 3.2m.

The holding extends overall to approximately 0.73 of an acre and with an adjoining block c. 1.33 acres of pasture land with separate access which may potentially be available by additional negotiation.

Location

Hurston Lane is a country lane leading from the edge of Storrington village and thence to Bog Common on the Storrington-Pulborough Road and including walking and riding opportunities also eventually linking to the South Downs National Park. Storrington village with its good range of local facilities as well as Waitrose supermarket is within 1.4 miles, whilst Pulborough with mainline railway station and superstore shopping is c. 4.4 miles.

The old market town of Horsham is approximately 15.75 miles and offers further comprehensive facilities as well as mainline station.



Information

Property Reference: HJB03019.

Photos & particulars prepared: January 2025 (Ref RBA).

Services: Mains sub-metered water supply.

Tenure: Freehold, part of WSX175809.

Local Authorities:

Horsham District Council, Parkside, Chart Way, Horsham, 01403 215100.

West Sussex County Council, County Hall, Chichester, 01243 777100.

Directions

[what3words///abandons.informed.rumble](https://www.what3words.com/abandons.informed.rumble)

From the centre of Storrington head West on the A283 towards Cootham and Pulborough and thence take the turning on the right into Hurston Lane and follow the lane past the residential houses into the open countryside and the smallholding will be found on the right-hand side shortly before the road dips down and crosses the small bridge over the River Stor.

Viewing & Health & Safety

By appointment with HJ Burt. All parties viewing are requested to ensure that all shut gates are kept shut, gateways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view the land offered for sale and strictly not to stray onto any adjoining land. Given potential hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, trees, buildings, machinery and near any livestock.

Viewing

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



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 vendor, 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.







H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

**UKLANDand
FARMS.co.uk**

ZOOPLA

PrimeLocation.com

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services