

Lettings

Trollards Barn | | West Grinstead | West Sussex | RH13 8LJ

H.J. BURT
Chartered Surveyors : Estate Agents

# Trollards Barn | | West Grinstead | West Sussex | RH13 8LJ

## Rental Guide: £5,500 - Per calendar month - Un-Furnished

6 3 3 EPC C

- Superb detached converted barn with annexe
- EPC: C |Council Tax: G |Deposit: £6,346
- Outstanding rural location with exceptional views
- Principle accommodation with 5 bedrooms, further one bed annexe
- Heating swimming pool with pool house
- Characterful accommodation including vaulted ceilings, galleried landing and exposed beams
- Large gardens and direct access to countryside walks

## Description

Situated in an outstanding rural location, a superb detached converted barn with separate one bedroom annexe and swimming pool, set in large gardens and with exceptional views. Trollards Barn offers characterful accommodation including large open plan living space with central fireplace, kitchen/diner/family room with doors to garden, ground floor double bedroom with en-suite, utility room, WC, to the first floor; principle bedroom suite with glorious views, three further bedrooms and family bathroom. The property is approached by electric gates leading to parking area and is set in fabulous gardens and grounds. The heated swimming pool and pool house are positioned to take advantage of the fine views to the rear of the property. Conveniently located for access to major routes including the A24 and with direct access to countryside walks.

Kitchen 18' 2'' x 11' 1'' (5.53m x 3.39m)

Dining Room 31' 8'' x 10' 1'' (9.66m x 3.07m)

Living Room 52' 3'' x 28' 1'' (15.93m x 8.57m)
Large part galleried open plan living room with central fireplace

Bedroom One 14' 8'' x 9' 5'' (4.46m x 2.88m)

Bedroom Two 14' 9'' x 10' 5'' (4.50m x 3.17m)

Bedroom Three 10' 10'' x 10' 6'' (3.31m x 3.19m)

Bedroom Four 15' 8'' x 10' 6'' (4.78m x 3.21m)

Bedroom Five & Ensuite 24' 8'' x 15' 6'' (7.52m x 4.72m)
With ensuite and walk-in wardrobe

Downstairs WC

Downstairs Bathroom

Upstairs Bathroom
Separate shower cubicle

Annexe - Kitchen/Living Room **20' 2'' x 10' 8'' (6.14m x 3.25m)**

Annexe – Bedroom - 18' 7'' x 10' 11'' (5.66m x 3.32m)

Annexe – Bathroom

Garden
Attractive gardens with orchard, pool and pool house

## Information

1. Outgoings: The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. Council Tax: The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band .
3. Services: Mains water & electricity are connected. Oil fired central heating.
4. Photos & particular prepared: November 2026
5. Property Reference: HJB03552

## Directions

What3words:/// closet.shuttled.luck

## Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk
Find us @H.J.Burt







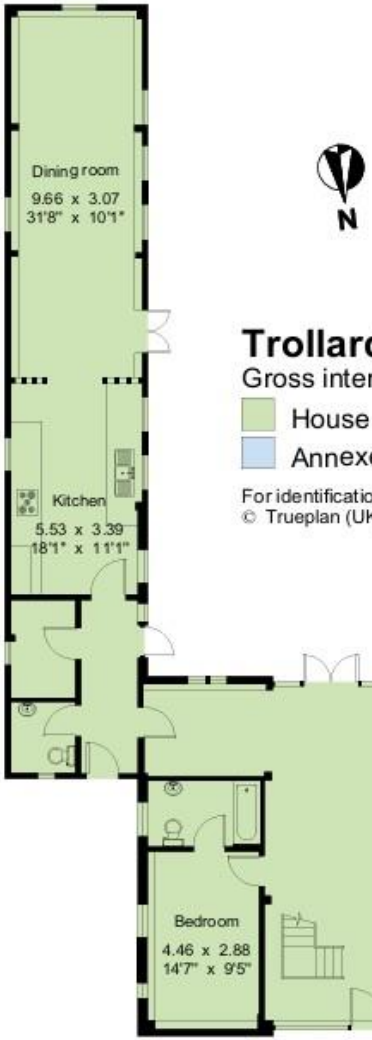













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## Trollards Barn, West Grinstead

Gross internal area (approx.)

House - 361.3 sq m (3889 sq ft)

Annexe - 50.3 sq m (541 sq ft)

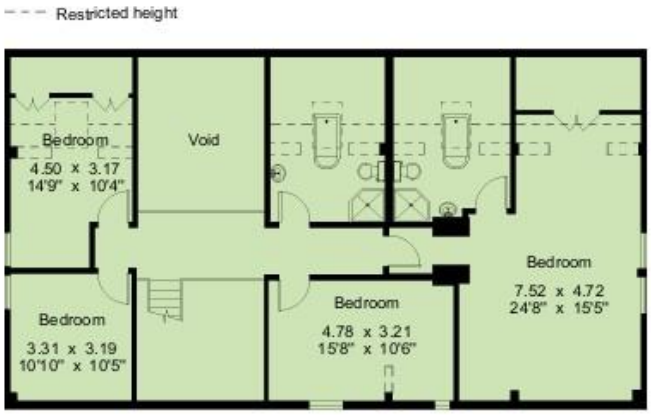
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Ground floor




Ground floor




First floor

