



Marelands Farm | Copsale, Nr. Horsham | West Sussex | RH13 6QW

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



Marelands Farm | Broadwater Lane | Copsale, Nr. Horsham | West Sussex | RH13 6QW

Guide Price: Whole £1,500,000 | LOT 1: £1,200,000 | LOT 2: £300,000



- An historic Grade II Listed large country house together with outbuildings, mature gardens, land & stabling. Extending overall to c. 11.95 acres (4.83 Ha). Freehold. Council Tax 'H'. EPC TBC.
- Occupying a good accessible rural location within 3.5 miles of Horsham.
- Reception hall, cloakroom, drawing room, dining room, sitting room, study, kitchen/breakfast room, family room.
- Principal ensuite bedroom, dressing room/optional bedroom, family bathroom, 3 further main bedrooms with additional rear bedroom/potential annexe & shower room.
- Mature gardens & grounds including tennis court & feature pond. Sweeping driveway.
- 8-box stable yard with adjacent sand schooling area, steel portal framed barn plus pole barns.
- Pasture land with twin lane frontage.
- **Available for sale as a whole or in two lots.** Lot 1: House, grounds & stable yard c. 2.89 ac. Lot 2: Outbuildings & pasture land. c. 9.06 ac.

## Description

Marelands is an historic Grade II Listed country house believed to be originally of 16th C. or earlier origin with sensitive additions in the last Century to offer sizeable family living spread over two floors. The external elevations of the handsome house include a mixture of exposed timber framing and rendered panelling, brickwork and part tile hanging and under a primarily Horsham stone covered roof but with clay tiled roofs to the rear and with substantial chimney stacks and leaded-light windows. The house sits in a lovely mature garden with feature pond and then with adaptable pasture land to the North and West served by a range of stables, pole barns and portal framed barn. The **property as a whole extends to approaching 12 acres** and offers a great opportunity for a new custodian to sensitively improve and enhance the house, its outbuildings and land in its good rural setting. **The property is also available for sale in two lots.**

The extensive accommodation is full of character with a **welcoming reception hall** with **cloakroom** off and **snug/sitting room** with fireplace, door leading to outside. The **dining room** also includes a fireplace whilst the **double aspect drawing room** is a **fine principal**



**reception room** overlooking the garden and pond and with fireplace to one end. Off the rear hall and principal staircase is a **study** and the ground floor is completed by a **kitchen/breakfast room** with **rear hall** with adjacent stores, family room, boiler room and utility room.

The first floor may be reached by two main staircases with the rear hall leading to a **landing** and thence to the **double aspect principal bedroom** with a good range of fitted wardrobes and **ensuite bathroom**. Adjoining this is either an **interconnecting dressing room or further bedroom** with fitted wardrobes, **family bathroom** and **three further bedrooms** and **cloakroom** to the front and main part of the house. To the rear of the building and with third/rear staircase are **three smaller bedrooms** and a **shower room** offering **scope for adaptation for an annexe or staff rear wing**. The accommodation includes extensive exposed beams and timbers with a mixture of oak flooring or stone flagged floors, feature fireplaces and pretty leaded-light windows and all ready for an incoming purchaser to further modernise and improve to their own requirements and subject to all necessary consents.

Outside, the house is approached by a **sweeping private carriage drive** from Broadwater Lane terminating at the side of the house and thence leading to the stables and with parking and turning for a number of vehicles. The **mature gardens and grounds** surround the house provide a lovely setting with the principal feature being the very attractive **pond** lined by a mixture of specimen trees and shrubs with paths around including leading to hard **tennis court** to the South-East side. To the rear of the house is an **L-shaped timber framed stable block** including **8 boxes** and **store** and with adjacent **sand schooling area**.









The **pastureland includes fields to the North with timber pole barn** and then a **range of paddocks to the North-West also with frontage and access to Polecat Lane** and including a **4-bay steel portal framed general purpose barn**. The property as a whole extends to approximately 11.95 acres (4.83 Ha) and offers a wonderful opportunity for a dearly loved family home to be further improved and enhanced by an incoming purchaser to create an important and highly impressive country house and equestrian property.

The division of the property into two Lots is as shown on the appended plan:

**LOT 1: The house, gardens, pond, tennis court, the stable yard and schooling area with this lot accessed off Broadwater Lane and extending to c. 2.89 acres (1.17 Ha).**

**LOT 2: The steel portal framed barn plus pole barns and pasture land with twin lane frontage and gated access off Polecat Lane. Extending to c. 9.06 acres (3.67 Ha).**

### Location

The property enjoys a good rural location and yet is within 3.5 miles of Horsham town centre and station. The largely pedestrianised retail commercial hub to this vibrant old market and commuter town offers an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers including John Lewis, Waitrose and Marks & Spencer, plus a number of restaurants, pubs, delicatessens and bakeries. Horsham has an excellent range of schools in the area including Collyer's College which is a short walk from the town centre, plus Tanbridge House School and Millais. Christ's Hospital school and station is within 6 miles of the property. Horsham railway station provides regular direct services to Gatwick airport (19 mins), London Victoria (55mins) and London Bridge (65mins).

On the outskirts of Horsham there are an excellent range of sporting and recreational opportunities including local golf courses and driving range, Horsham Joggers plus outdoor recreation centred around Horsham Park including its wildlife pond, swimming pools, tennis courts, cafe, aerial adventure, seasonal events and nature gardens. The Downs Link offers extensive walking, mountain biking and riding opportunities. The M23 and M25 motorways and other major routes and centres are readily accessible including via links from the A24 with Crawley within 11 miles and Gatwick Airport approximately 20 miles. Guildford is 24.25 miles and Brighton is 19.5 miles away. Southwater village also with its good range of facilities is 3.5 miles away. The A23 at Handcross is within 8.5 miles.





**Information:** Prop Ref: HJB03441. **Particulars:** August 2026 & photos 2025 & 2026 (ref RBA). **Services:** Mains water and electricity are understood to be connected. Oil-fired central heating. Private sewage treatment plant. **Tenure:** Freehold title number WSX259734. A public footpath passes through the pasture land. **Local Authority:** Horsham District Council. **Council Tax Band:** 'H' **Lotting:** If sold in Lots, there will be the need for certain cross covenants for service easements and on boundary fencing erection and maintenance between Lots. Please refer to Agents. **The Vendor reserves the right not to sell Lot 2 until such time as Lot 1 has been sold and they also reserve the right to sub-divide or alter Lots.**

**Directions:** what3words:///typical.whistling.tomorrow

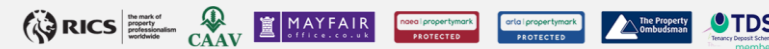
**Viewing:** Strictly by appointment with joint sole selling agents Henry Adams, Horsham or:

**H.J. BURT Steyning**

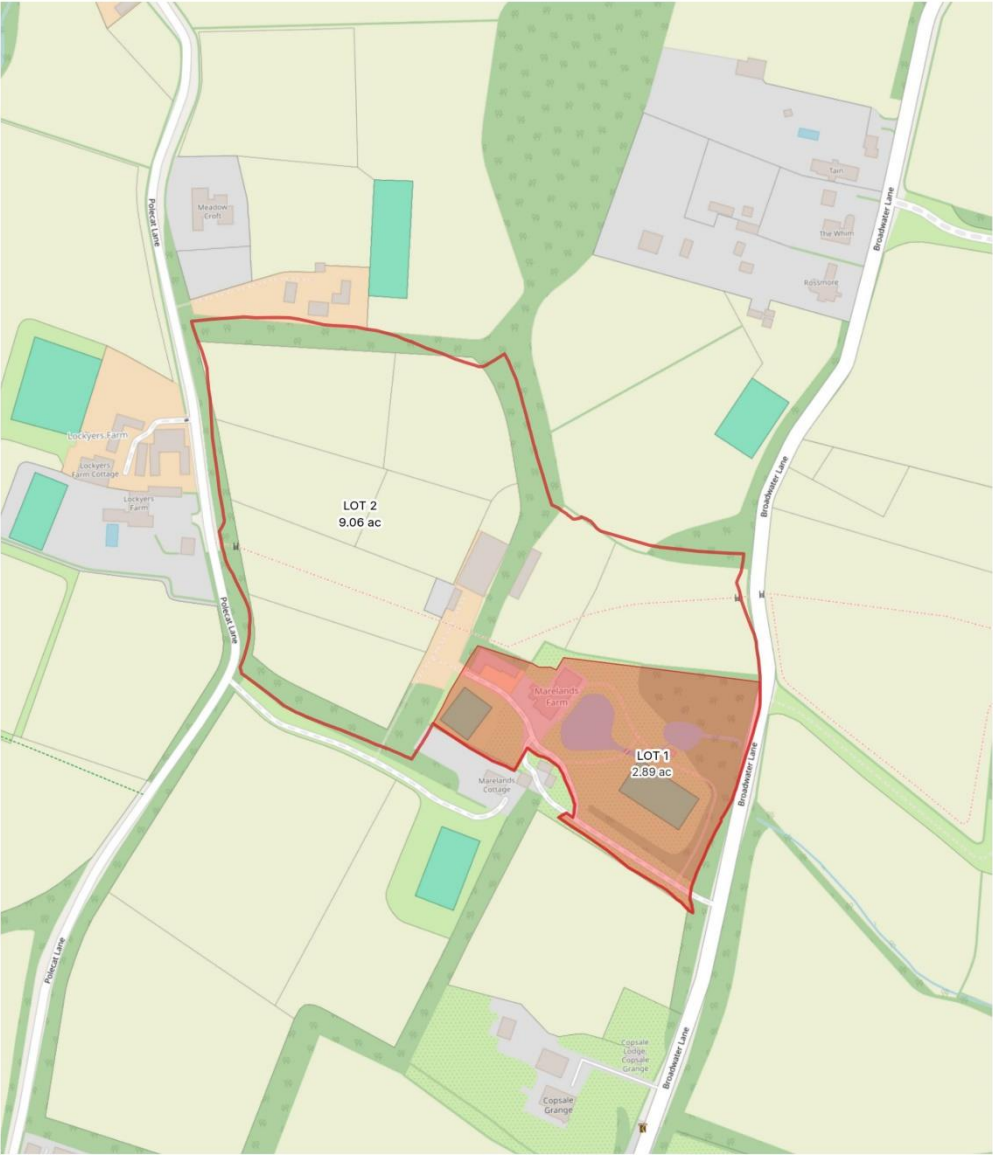
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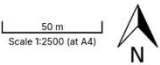


Marelands Farm,  
Copsale, West Sussex



Produced on Land App, Aug 19, 2026.  
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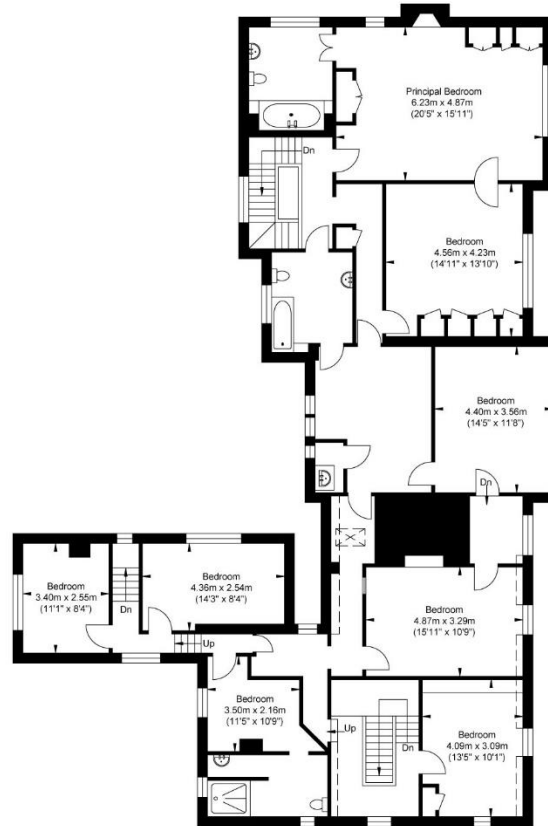
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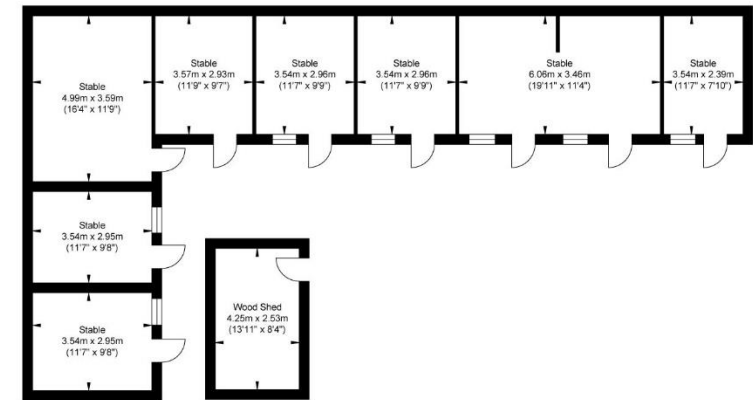
## Broadwater Lane



Ground Floor  
Approximate Floor Area  
2556.75 sq ft  
(237.53 sq m)



First Floor  
Approximate Floor Area  
2317.14 sq ft  
(215.27 sq m)



Stables  
Approximate Floor Area  
1238.92 sq ft  
(115.10 sq m)



Approximate Gross Internal Area (Excluding Stables) = 452.80 sq m / 4873.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**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.

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