

New Hill Farm, West Sussex



CHURCHILL
COUNTRY & EQUESTRIAN

New Hill Farm, New Road, Billingshurst, West Sussex, RH14 9DS

New Hill Farm and its holiday cottages are set within approximately 13 acres, offering a rare combination of an impressive family home, established holiday let business, substantial outbuildings and excellent equestrian facilities.

Substantial secondary income from the Holiday let business. Please ask for further details.

- **Substantial 4,296 sq. ft detached farmhouse**
- **5,136 sq. ft of outbuildings**
- **2,799 sq. ft of Three luxury holiday cottages**
- **Large double garage**
- **Large barn/workshop**
- **Recreation and laundry barn**
- **Summer house**
- **Approximately 13 acres**
- **Seven paddocks**
- **9 stables (including pony stables)**
- **Large Hay barn**
- **40m x 20m all-weather arena**
- **20m x 20m turnout pen**
- **Substantial boarded loft suitable for a 2nd floor**



The Property

The main residence is entered via a spacious and light-filled entrance hall with understairs storage, cloakroom and a central staircase rising to the first floor. The impressive triple-aspect kitchen enjoys views across the gardens and surrounding land, with two sets of French doors opening onto the extensive patio terrace. Adjoining the kitchen is a large utility/laundry room and separate boot room.

The principal reception room is a welcoming living room featuring a substantial inglenook fireplace with log-burning stove, while also benefiting from garden access and attractive views over the grounds. A further large reception room, currently used as a study, enjoys French doors opening onto the south-facing patio. This room connects to an inner hallway providing secondary access to the house and the adjoining double garage. There is also a separate dining room, which offers flexibility as a snug, playroom or additional reception room if desired.

Upstairs the generous landing leads to five spacious double bedrooms, all offering excellent built-in storage. Four of the bedrooms benefit from en-suite facilities. The principal suite features a luxurious en-suite bathroom with a roll-top bath and separate walk-in shower.

Double Garage

A substantial double garage sits adjacent to the house, providing ample parking, storage and workshop space.

Equestrian Facilities

The property is exceptionally well equipped for equestrian use and enjoys direct access to bridleways, providing excellent off-road hacking directly from the property.

The land extends to approximately 13 acres and is divided into seven well-fenced paddocks with post-and-rail fencing, mains electric fencing and connected water supplies and a 5.8m x 3.4m substantial field shelter that sits on a concrete pad.

A 40m x 20m all-weather arena is finished with a Combi-Ride and silica sand surface, with an adjacent useful 20m x 20m all-weather turnout pen.

Stable facilities include:

- Two full size stables within an Atcost barn
- Two timber Shetland stables on skids
- Five stables within a further indoor barn, comprising:
 - Two full size loose boxes
 - Three pony boxes
 - Feed room

To the rear of the stable yard is a substantial hay barn, with a hardstanding track for convenient access to the paddocks.

Further Outbuildings

Barn / Workshop

A substantial workshop and barn building provides versatile accommodation. Part of the building is currently utilised as a recreation space for holiday guests, while the remaining area is configured as an excellent workshop for car enthusiasts. The building offers significant flexibility for workshop use, storage or other recreational purposes and benefits from roller shutter doors to the side.

Holiday Cottages

The property includes three beautifully presented holiday cottages, successfully operating as a holiday let business for the past six years. Two are ancillary to the main house, The Old Dairy is a separate dwelling.

All cottages benefit from:

- Underfloor heating
- Independent boilers
- Separate utility meters
- High-quality fixtures and finishes throughout

The Old Dairy

The largest of the three cottages, The Old Dairy offers a spacious open-plan living, dining and kitchen area. Upstairs are two generous double bedrooms and a stylish bathroom featuring a roll-top bath and walk-in shower. Outside, the cottage enjoys a private enclosed garden with lawn and dining terrace.

The Bothy

The Bothy features a spacious open-plan living area with wood-burning stove, alongside a well-equipped kitchen and dining space, together with a cloakroom. The first floor showcases vaulted ceilings with exposed oak beams, two double bedrooms and a luxurious modern bathroom. Outside is a delightful cottage-style patio garden for guests to enjoy.

The Byre

Finished to the same high standard as the other cottages, The Byre provides charming one-bedroom accommodation. The ground floor comprises an open-plan kitchen and living area with log-burning stove and cloakroom, while upstairs there is a double bedroom and shower room. Outside is an attractive courtyard garden with dining area.

Recreation and Laundry Barn

Located opposite the holiday cottages, a dedicated barn provides laundry facilities, games room space and additional recreational accommodation for guests.



Gardens and Grounds

The gardens and grounds are beautifully maintained and thoughtfully landscaped.

To the rear of the house is an extensive patio terrace wrapping around the property, bordered by mature planting and complemented by a charming summer house to the side of the property. Steps lead down to attractive lawned gardens.

At one end of the garden are two pergolas and a seating area, together with access to an external WC and a versatile hobby room, currently used as a potting room, located adjacent to the garage.

To the front of the property, a large gravel driveway serves the main residence, barns and holiday cottages, while a gated entrance leads to the equestrian facilities and paddock track.



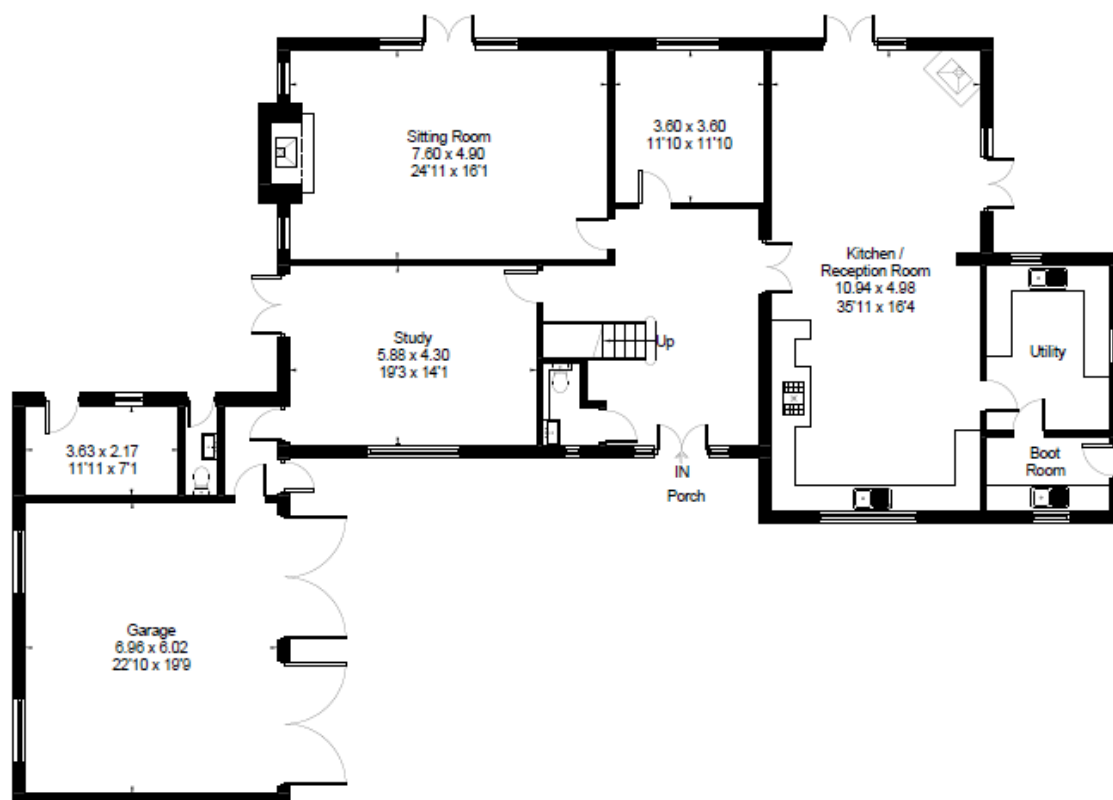




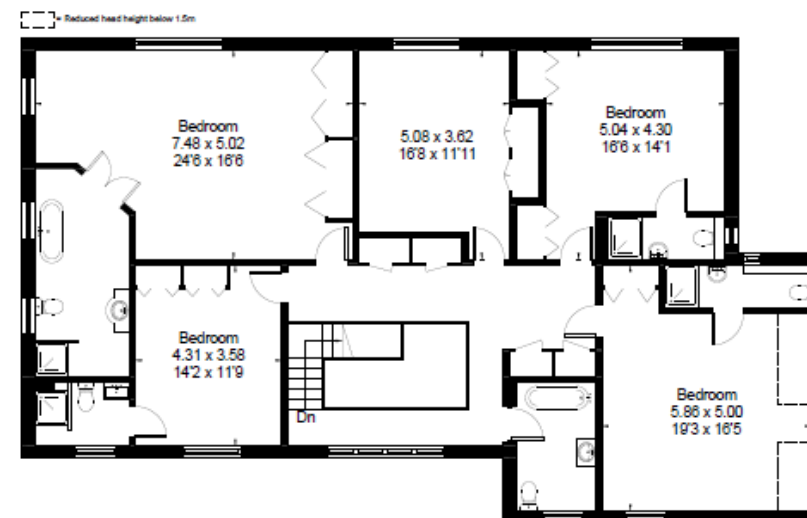
Holiday Let Cottages



Approximate Floor Area = 404.4 sq m / 4353 sq ft
 Outbuildings = 9.7 sq m / 104 sq ft (Including Garage)
 Total = 414.1 sq m / 4457 sq ft



Ground Floor



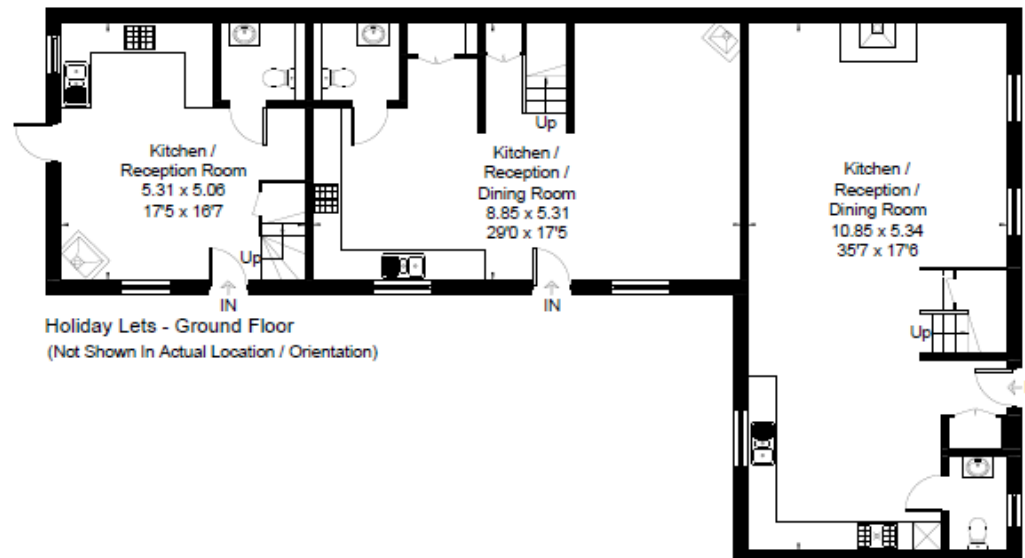
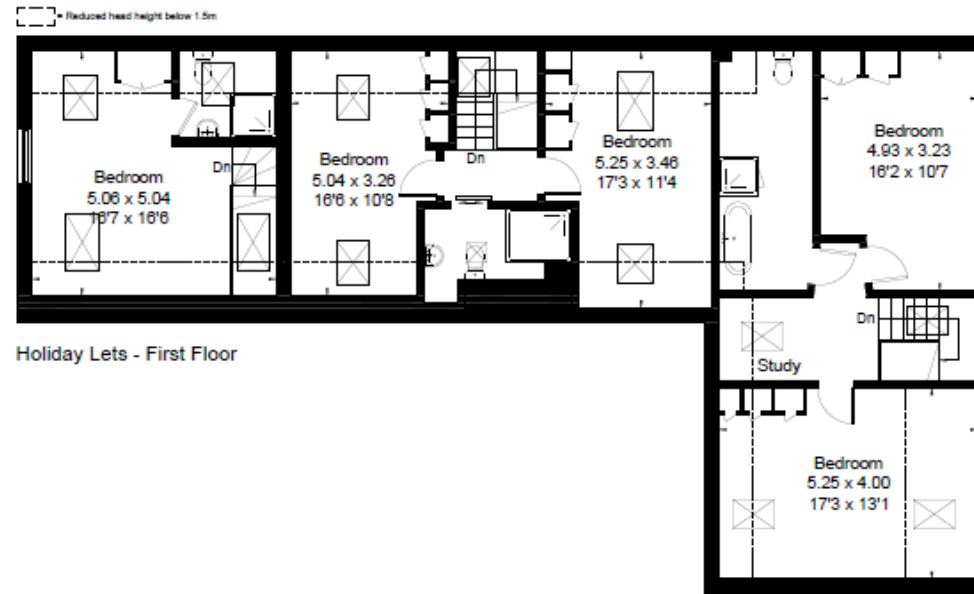
First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110890

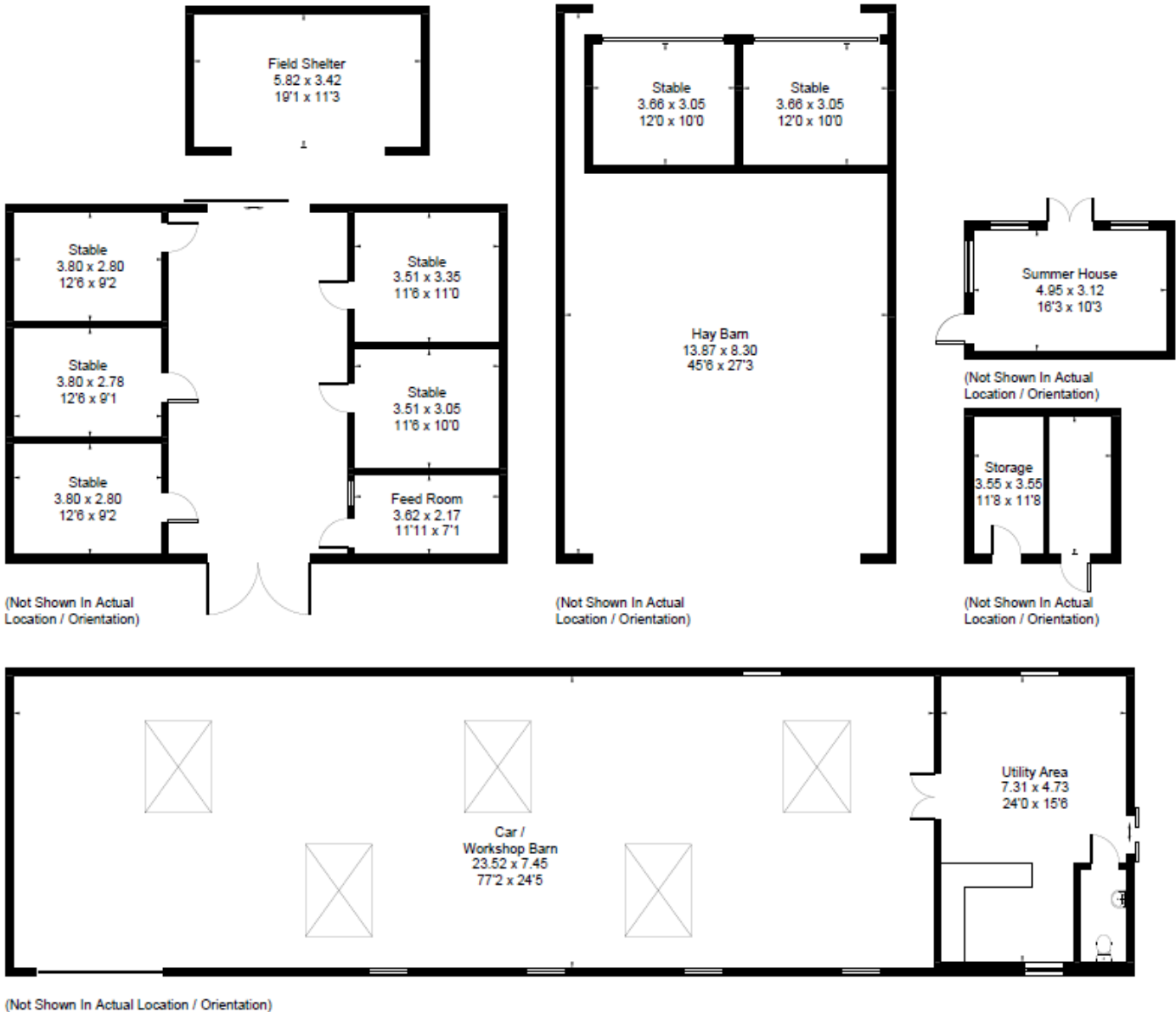
Approximate Floor Area = 260.0 sq m / 2799 sq ft



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All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110890

Approximate Floor Area = Outbuildings = 477.5 sq m / 5140 sq ft
(Including Hay Barn / Field Shelter)





Further Information

Services: Mains electricity and water, private modern drainage, each holiday let has its own boiler and meter.

Local authority: Horsham District Council . The three Holiday lets are under business rates.

Tax Band: H

EPC: Band D

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.



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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

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