



BARNHOUSE FARM

Shipleigh, Horsham, West Sussex



AN AWARD WINNING GRADE II* LISTED COUNTRY HOUSE SYMPATHETICALLY ADJOINED WITH A MODERN OPEN PLAN DESIGNER WING.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Utility | Bedroom/playroom with en suite | Cloakroom | Snug | Drawing room

Principal bedroom with walk in cupboard and en suite bathroom | Three further bedrooms | Bathroom

Separate bedroom | bathroom

Triple garage | WC | Boiler room | Store

Formal gardens | Parterre | Ha-ha and pond | Paddock

In all about 10.5 acres

Distances: Horsham 17 miles, Hickstead Showjumping Ground 14 miles

Chichester 23 miles, Gatwick Airport 26 miles, London 50 miles

(All distances and times are approximate)



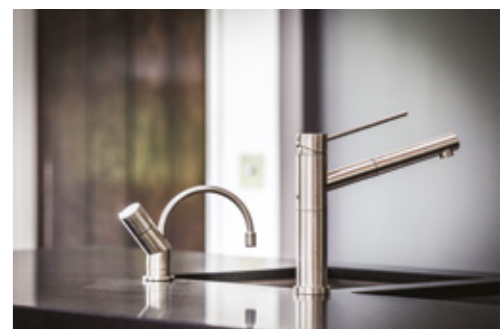
BARNHOUSE FARM

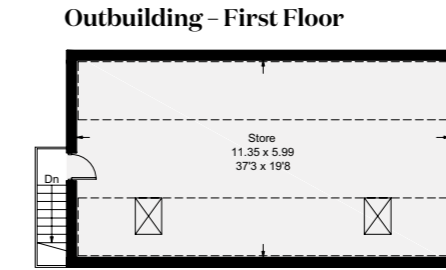
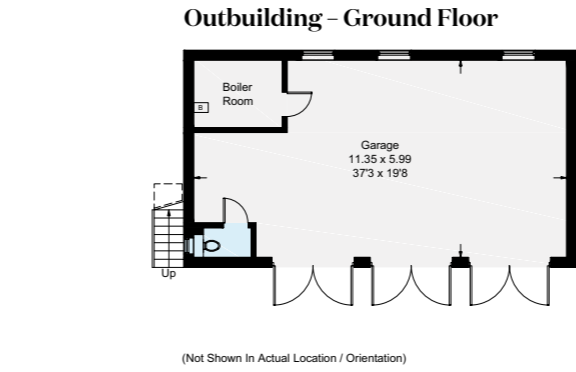
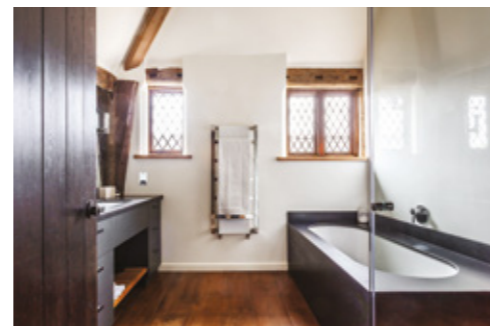
The original house has timber-framed elevations, with particularly attractive red brick, herring-bone nogging beneath a Horsham Stone roof. This has been beautifully complimented by an extension, that won a Sussex Heritage Trust award in 2013, which contains a fantastic kitchen/breakfast/family room.

Approached via a long driveway, Barnhouse Farm benefits from an east/west aspect. Immediately adjacent to the house is a parterre garden, which leads onto a lawn with a bridge over the large pond to a lightly wooded meadow. There is a ha-ha at the foot of the meadow, beyond which is a paddock. In addition, there are two orchards and a kitchen garden, which completes the stunning setting for a special house.

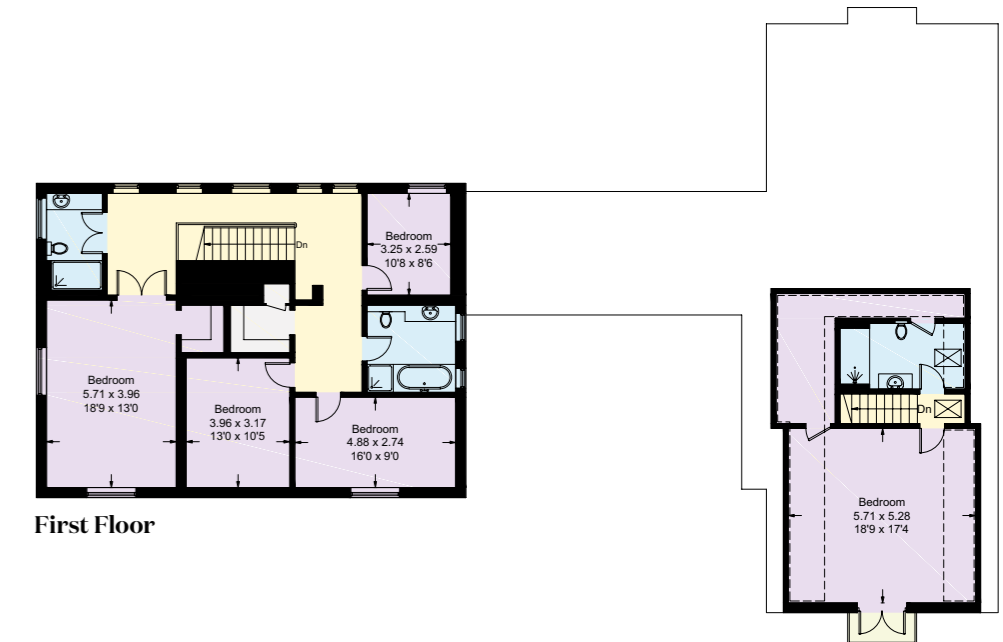
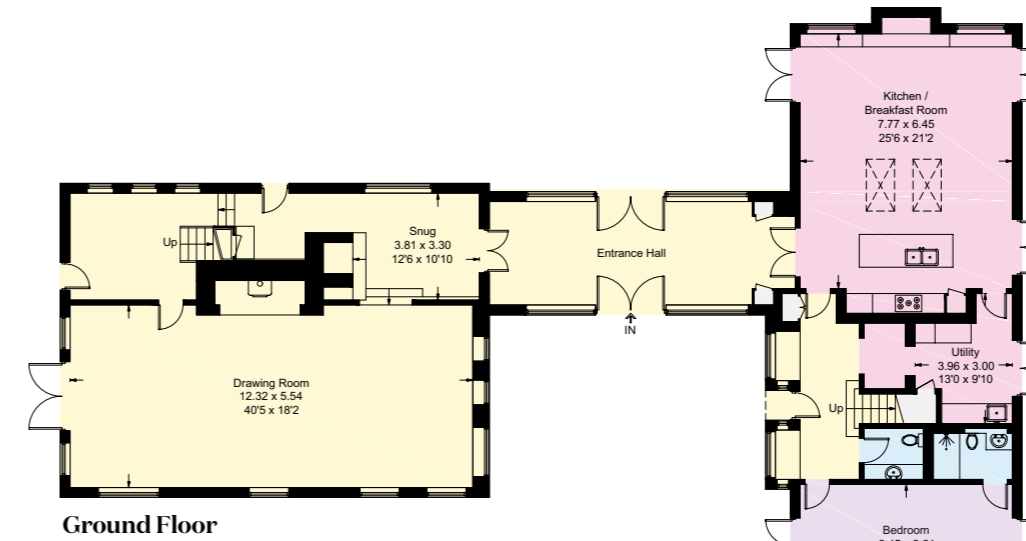








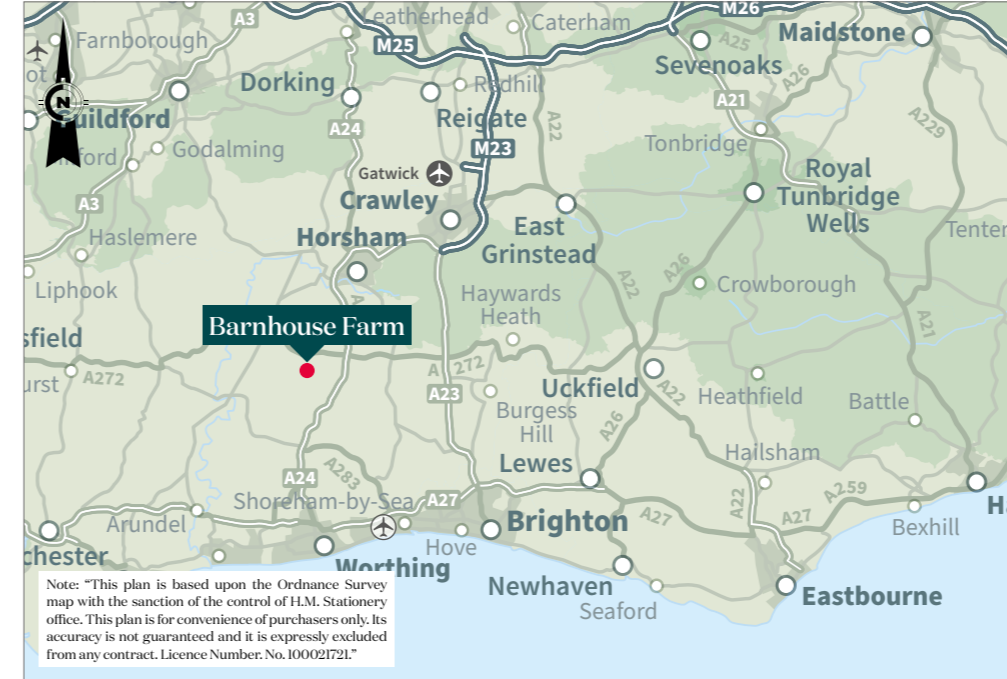
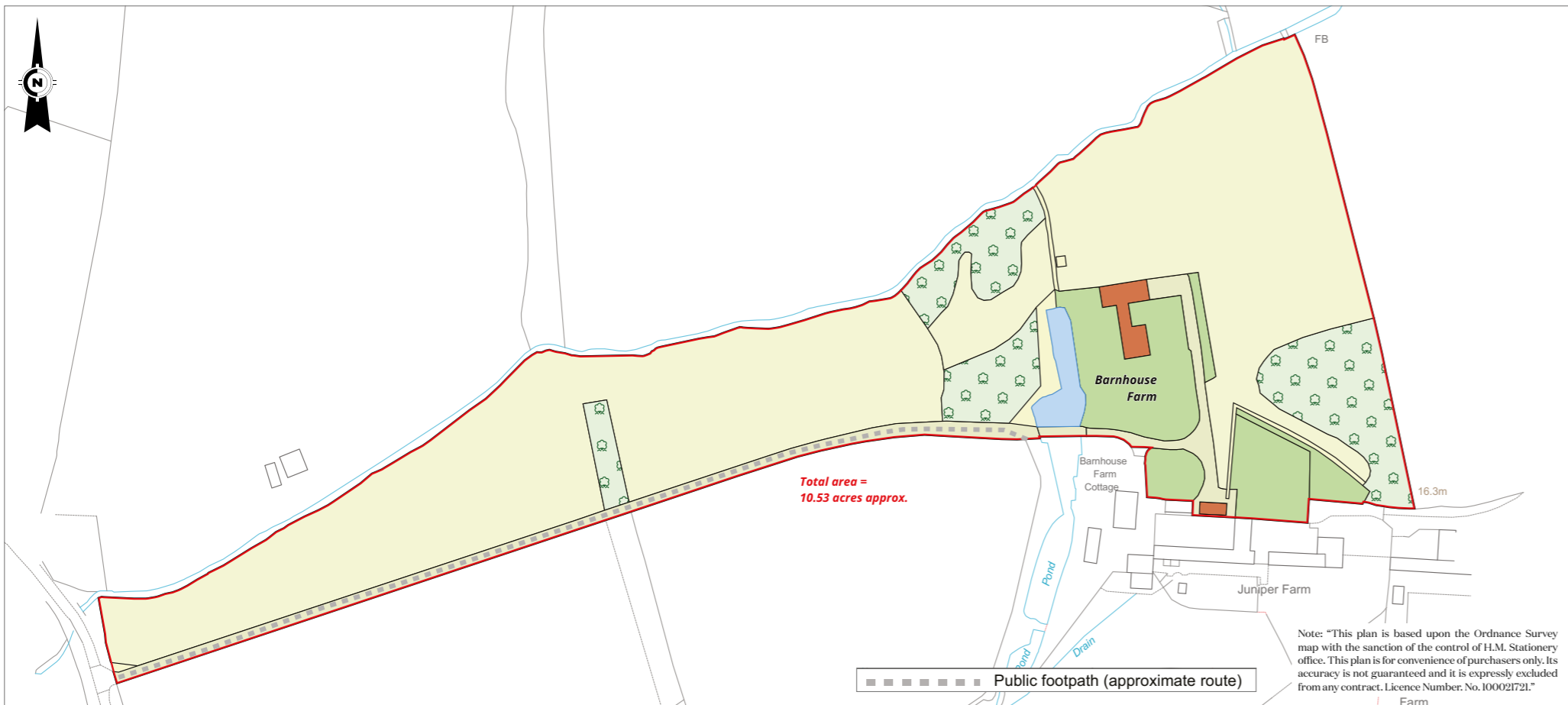
⊞ = Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 423.7 sq m / 4561 sq ft
 Outbuilding = 137.4 sq m / 1479 sq ft
 Total = 561.1 sq m / 6040 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





PROPERTY INFORMATION

Services: Oil fired heating, private drainage.

Local Authority: Horsham District Council

Council Tax band: H

EPC: E

Tenure: Freehold

Oliver Rodbourne

020 7861 1093

oliver.rodbourne@knightfrank.com

Knight Frank National Country Department

55 Baker Street, London

WIU 8AN

knightfrank.co.uk



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

