



H.J. BURT
Chartered Surveyors : Estate Agents

Old Barn House | West End Lane | Henfield | West Sussex | BN5 9RB

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Guide Price: £1,800,000 | Freehold



- A fabulous family home presented to an extremely high standard & with beautiful gardens & grounds. Freehold. Council Tax 'H'. EPC 'D'.
- With beautifully presented accommodation with light & airy rooms.
- Entrance hall, living room with lovely outlook over garden, sitting room, family room/office, kitchen/dining room, utility area & cloakroom.
- Excellent principal bedroom with ensuite bathroom & dressing room/optional bed 5, 3 further double bedrooms & family bathroom.
- Detached studio/office building with kitchenette & shower room as potential guest space.
- Superb modern gym/studio ancillary space with further potential.
- Delightful landscaped mature gardens with orchard & ponds. Triple open bay garage, garden stores & summerhouse. Overall, approximately 1.7 acres (0.69 Ha).
- Occupying a very good semi-rural position within 1.5 miles of the High Street and village facilities.

Description

Old Barn House is a fabulous, detached family home believed to originally date from the first half of the last century and situated in a very good semi-rural location within 1.5 miles of Henfield village centre. The property has been extensively improved and extended over recent decades and with external elevations of mellow clay tile hanging and roof tiling, modern double-glazed windows and French doors to offer a great feeling of light and airiness throughout. The beautifully presented accommodation includes principally South facing rooms and with the majority overlooking the wonderful garden and grounds extending overall to 1.7 acres.

From the **welcoming reception hall**, the accommodation opens up to a variety of reception rooms and to the **triple aspect kitchen/dining room being at the heart of the house with crisp modern fitted units** with integrated appliances and breakfast bar and with Amtico flooring and underfloor heating and French doors overlooking and leading out to the terrace and garden. Radiating from this is the **double aspect sitting room with wood burning stove, family room or large office** and **inner hall** with fitted storage space and thence to a **large living room facing South and East** with fireplace with woodburning



stove, comprehensive fitted wall display shelves, cupboards and large television mounting point with electric flame-effect screen below, doors to the terrace and with **fine outlook over the garden**. The ground floor is completed by a **useful utility/rear hall area** with door to the outside, **boiler room, storeroom and cloakroom** off.

To the first floor, the principal bedroom suite is a great feature offering a very generous **triple aspect main bedroom with balcony** and range of fitted wardrobes and **separate dressing room with further range of extensive fitted cupboards** or providing scope to revert to a fifth bedroom and with adjacent **luxury modern bath/shower room**. The first floor is completed by **three further double bedrooms**, two of which include fitted wardrobes and with **bedroom two including a Juliet balcony** and with a **smart modern family bathroom**.

Outside, the property is approached by a **gravelled entrance drive with parking and turning** adjacent to the **3-bay open garaging** and with additional gated access to the rear grounds via a side drive. On the Western edge of the garden with Astroturf recreational area is a **superb modern detached gym building or recreational room** offering excellent adaptable space with bi-fold doors to the front and scope for a variety of ancillary uses.

At the rear of the house, several doors open onto the **charming South facing terrace** with **feature fishpond** to one side and path to the **detached studio/office outbuilding**. This includes a **shower/cloakroom** to one corner and a **kitchenette** to offer **great guest accommodation potential**.









Paths and openings lead to the main garden with an **expanse of lawn** to the East and **pond area to one corner with summerhouse** to one side. A gate between a further arbour and planting leads into the less formal **orchard area** with further extensive lawns and an ideal children's play area and with garden store to one end.

Location

Old Barn House is situated off West End Lane in a good a semi-rural location within 1.5 miles of Henfield High Street with its wealth of local shops, trades and services. The village has a thriving community with many varied events taking place throughout the year and with facilities including a health & sports centre, library, primary school and churches. In addition, there are many varied countryside walks directly from the property that include the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey and the South Downs Way near Steyning. Horsham with extensive facilities is c. 13.25 miles away.

Hassocks is c. 8.5 miles to the East with mainline railway station with services to London Victoria and Gatwick. The cosmopolitan coastal city of Brighton & Hove with its abundant choice of shops, dining, recreational and business facilities is c. 12.75 miles distant. Gatwick airport is c. 21.75 miles.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Internationally recognised rewilding project at Knepp Castle within 10 miles. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. Opera at Glyndebourne. David Lloyd Wickwoods country & sports club and spa within 5 miles. There is a good range of state and independent schools in the area.

Information

Property Reference: HJB03449. **Photos & particulars prepared:** July 2026 (ref RBA).

Services: Mains water & electricity. Private drainage. Oil-fired central heating with radiators plus underfloor heating to the ground floor.

Tenure: Freehold title number WSX169204.

Local Authority: Horsham District Council. **Council Tax Band:** 'H'





Directions: what3words//elder.cheetahs.used

At the North end of Henfield High Street and opposite the White Hart pub, turn into Church Street and continue along this road which after a short time this will become Upper Station Road and then eventually West End Lane. After approximately 1 mile, the property will be found on the left-hand side as shown on the plan.

Viewing an internal inspection is strictly by appointment with:

H.J. BURT 01903 879488 or 01273 495392

www.hjburt.co.uk | sales@hjburt.co.uk



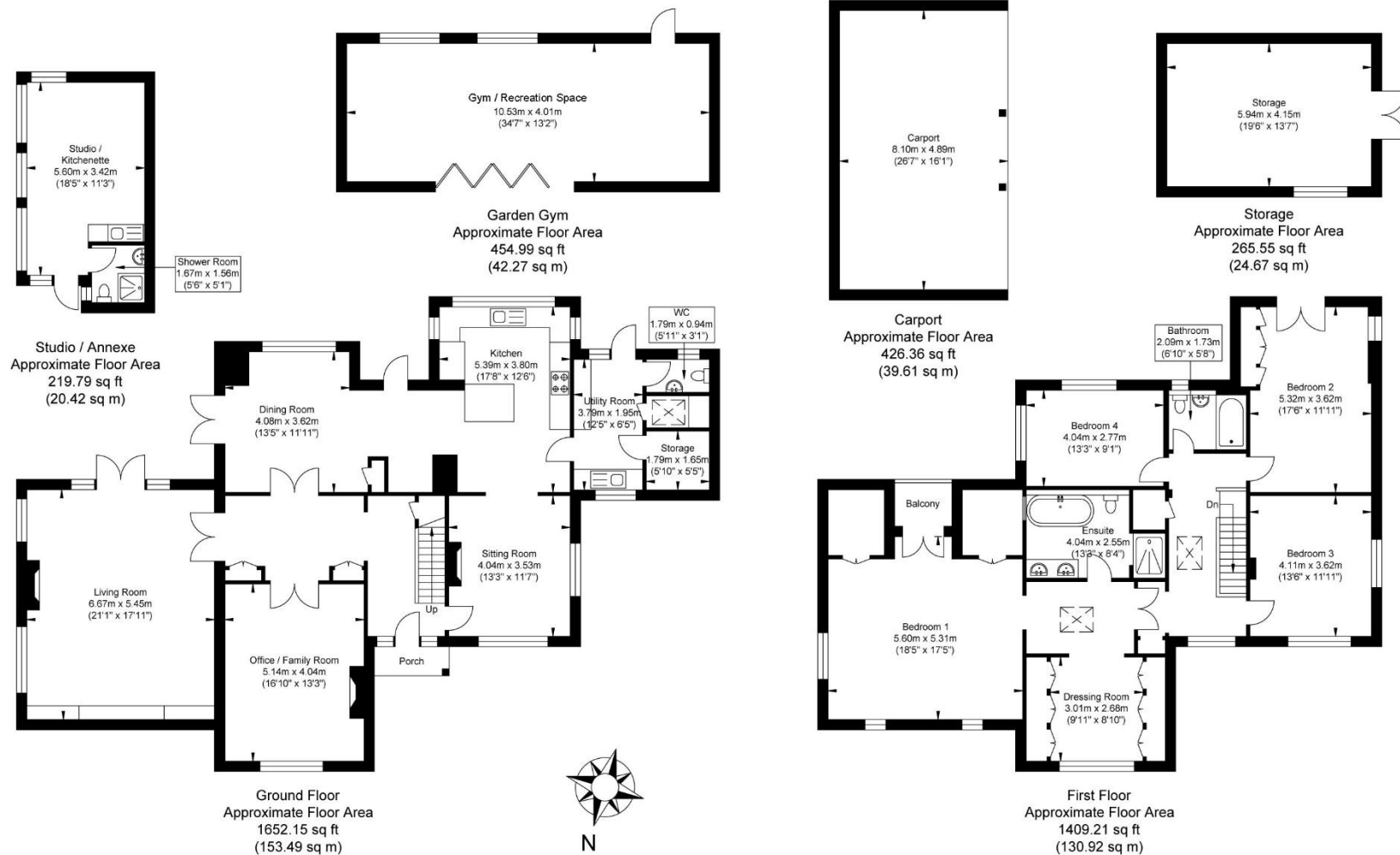
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Old Barn House, West End Lane



Approximate Gross Internal Area (Excluding Guest House, Garden Gym, Carport & Storage) = 284.41 sq m / 3061.36 sq ft

Studio / Annexe Area = 20.42 sq m / 219.79 sq ft

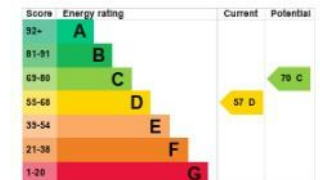
Garden Gym Area = 42.27 sq m / 454.99 sq ft

Carport Area = 39.61 sq m / 426.36 sq ft

Storage Area = 24.67 sq m / 265.55 sq ft

Total Area = 411.38 sq m / 4428.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





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