



Long Barn House | Bolney Road | Cowfold | West Sussex | RH13 8AZ

H.J. BURT
Chartered Surveyors : Estate Agents



- A beautifully refurbished and extended large country house with good energy credentials set in c.1.20 acres including excellent garaging. Freehold. Council Tax 'G'. EPC 'B'.
- Superb open plan kitchen/dining/family room, cloaks/shower room, living room, sitting room, study, utility room.
- Principal and guest en-suite bedrooms, two further double bedrooms and family bathroom.
- Private entrance drive, attached garaging with annexe potential (STC) and further three-bay oak framed garage. EV-charger point.
- Attractive gardens with an overall plot of c 1.20 acres.
- Cowfold village within 0.5 mile, Horsham 9 miles, Gatwick 17.5 miles, A23 3 miles.

Description

Long Barn House comprises a comprehensively restored, extended and improved detached family house occupying an accessible semi-rural location to the East side of Cowfold village which is less than half a mile away and very handy for road connections including to the A23 (then links leading to M23) at Bolney within 3 miles. The handsome house includes part rendered and part tile hung elevations with modern triple glazed windows under a tiled and part hipped pitched roof with **attached garaging offering annexe potential** (subject to necessary consents).

The house with its **good energy efficiency - EPC 'C' - including air-source heat pump and ground-mounted solar array** is well set within a good size plot extending overall to approximately 1.2 acres and approached by the **private entrance drive with parking and turning for a number of vehicles** leading to the attached garaging and **excellent oak framed detached three bay garage with mezzanine floor** over.

The **organic garden** surrounding the house has been designed and planted with drought resistance plants with a wilded area and two wildlife ponds plus **terracing and a water feature**. The front of the property includes acoustic fencing with dogwood and willow planting and the rear garden has been planted with hazel and guelder rose, which, when mature will provide added privacy.



The beautifully presented accommodation includes **wonderful open plan kitchen/dining/family space** including a comprehensive range of bespoke fitted units made by a local craftsman and including twin sinks, twin ovens and integrated appliances with tiled flooring with underfloor heating and impressive roof lantern over the main dining area and French doors opening out to the garden. To one side of the entrance hall is a **modern cloaks/shower room** and beyond the kitchen area with its feature island unit is a very **useful utility room** with additional door out to the garden. A **double aspect and part panelled separate living room includes a fireplace** with additional **sitting room/playroom** to one end and the ground floor is complemented by a South and East facing **study**, also with tiled flooring.

To the first floor, there are **two excellent principal bedroom and guest suites** including modern fitted bathrooms and with one bedroom including a Juliet balcony. **Double bedroom three** has an additional door to provide an **optional Jack & Jill ensuite to the main bathroom** and with **each modern bathroom including separate showers**, basins and bath. In addition, there is **twin bedroom four**, attic spaces and a mezzanine over the attached garage.

Location

The property lies on the semi-rural edge of Cowfold village which includes a late opening Co-Op convenience shop, local pub, church and primary school, whilst more comprehensive facilities can be found either in the old market towns of Haywards Heath to the East (c. 8.5 miles) or Horsham (c. 9 miles) to the North and both including extensive shops, restaurants and mainline railway stations with trains to London.









The cosmopolitan coastal city of Brighton with its comprehensive range of shops, business and recreation facilities is within 16.5 miles accessed by the A23 dual carriageway (c. 3miles at Bolney) and, to the North, the A23 links with the M23 motorway including to Gatwick airport (c.17.5 miles) and thence to the M25 national motorway network.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton & Plumpton. Golf at Albourne, Pyecombe, Devil's Dyke, Horsham & Pulborough. Equestrian events at Hascombe Farm at Woods Mill, Hickstead & Pyecombe. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton, Horsham & 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: Prop Ref: HJB03129. **Photos & particulars prepared:** photos September 2025 & particulars June 2026 (Ref RBA).

Services: Mains water and electricity. Private drainage. Triple glazing, Underfloor heating with air source heat pump plus ground-mounted solar array in the garden.

Title: Freehold title numbers WSX179644 & WSX185894.

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

Directions: what3words///clever.shares.instructs

From the centre of Cowfold village proceed East on the A272 and having passed village residential properties on the right-hand side and the recreation ground on the left-hand side continue with fields on either side and Long Barn House is the first property to be found on the left-hand side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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

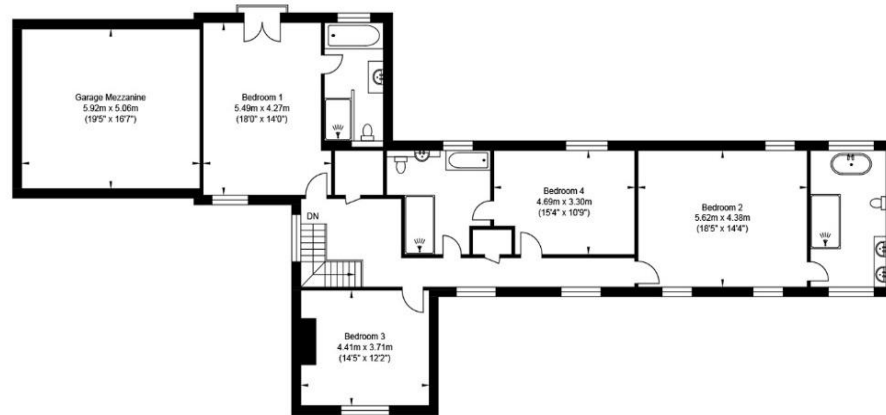




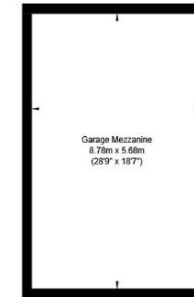


Bolney Road

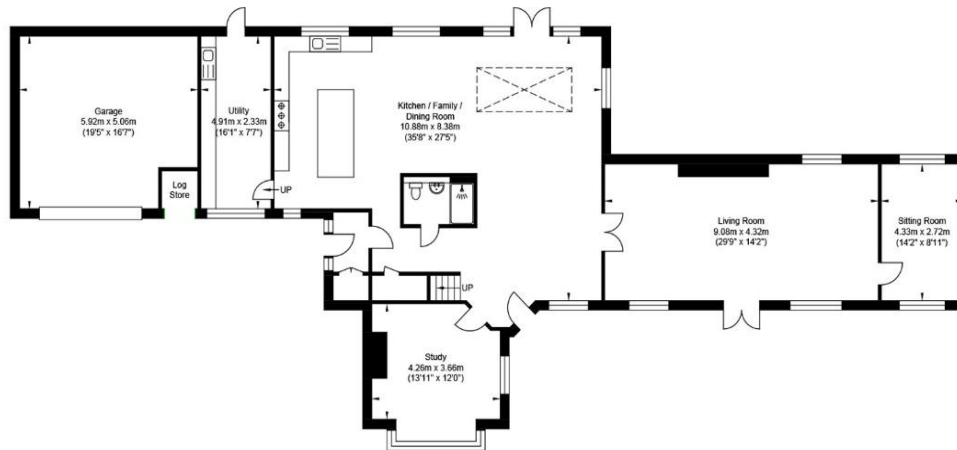
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



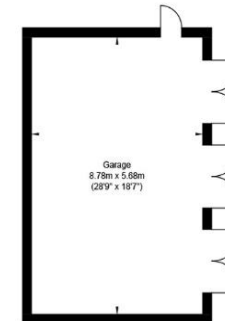
First Floor
Approximate Floor Area
1725.99 sq ft
(160.35 sq m)



Garage Mezzanine
Approximate Floor Area
536.79 sq ft
(49.87 sq m)



Ground Floor
Approximate Floor Area
2176.03 sq ft
(202.16 sq m)



Garage
Approximate Floor Area
536.79 sq ft
(49.87 sq m)



Approximate Gross Internal Area (Excluding Outer Garage) = 362.51 sq m / 3902.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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