



The Old Bakery, High Street, Lindfield

West Sussex

Guide Price £1,500,000

SOMMERVILLE FLURY

The Old Bakery, Lindfield

A Landmark 14th-Century Residence of Exceptional Provenance

Occupying a prominent position on what is widely regarded as one of England's finest village High Streets, this remarkable Grade II* listed residence offers an extraordinary blend of medieval heritage and refined contemporary living. Recently the subject of an extensive three-year restoration, the house has been meticulously renewed to an exceptional standard, winning local recognition for the quality of the project and being shortlisted for a Sussex Heritage Trust Award for outstanding conservation of a historic building.

Formerly home to the celebrated Humphrey's Bakery, The Old Bakery has long been woven into the fabric of village life. Today it stands as one of Lindfield's most distinguished private homes, set within a village recently named **Best Place to Live in the South East** by *The Sunday Times Best Places to Live 2026* guide, recognising Lindfield's rare combination of excellent commuter connections, architectural charm and strong community spirit.



The Old Bakery, Lindfield

Historical Significance

14th-Century Origins – The principal timber-framed structure dates from circa 1360 and is believed to be among the oldest surviving secular buildings in Lindfield.

Medieval Character – Much of the original soul of the house remains, expressed through dramatic oak framing, substantial inglenook fireplaces, wide timber floorboards and layers of architectural history accumulated over seven centuries.

Humphrey's Bakery (1796–2019) – For more than two centuries, the building operated continuously as the village bakery, becoming a much-loved local institution renowned for its breads, pastries and famous doughnuts.

Hidden Discovery – During the restoration, removal of a later fascia revealed an earlier hand-painted bakery sign beneath, now carefully preserved as a tribute to the property's rich commercial past.



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Property Overview (Approx. 2,881 sq ft GIA)

The interiors have been thoughtfully stripped back and comprehensively rebuilt using the finest materials and craftsmanship, including lime plaster finishes, upgraded wiring, modern plumbing and bespoke detailing through

Ground Floor – Reception & Entertaining Elegant Reception Rooms

A superb principal sitting room centred around a vast original inglenook fireplace, formal dining room, welcoming reception hall and an intimate snug.

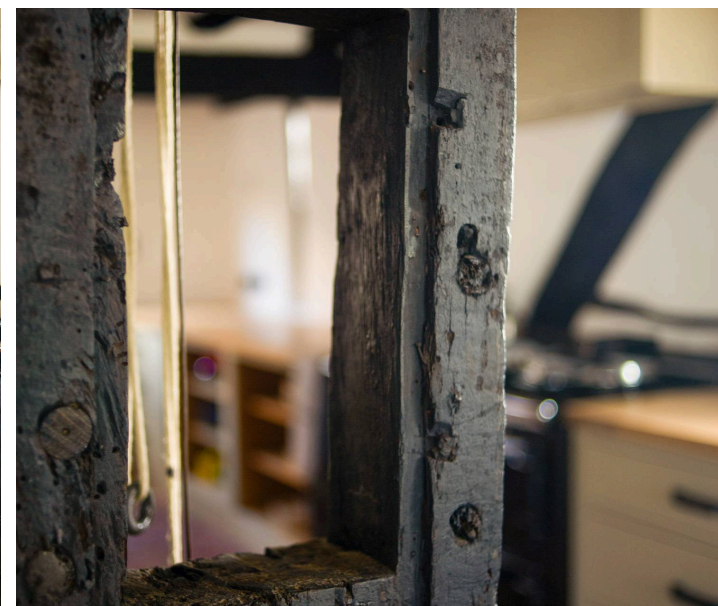
The Kitchen – A beautifully appointed bespoke kitchen featuring a hand-made **Plain English** kitchen with marble and oak work surfaces, traditional 4-oven Aga and premium Fisher & Paykel fridge freezer.

Peace & Privacy – Despite its central High Street setting, advanced acoustic glazing and discreet soundproofing create an impressively calm and quiet interior.

First Floor – Private Accommodation

Four Bedrooms – Including a magnificent principal suite with vaulted ceiling and luxurious en-suite bathroom.

Restored Detail – Wide original floorboards, exposed 14th-century timbers and carefully restored period features continue throughout the upper floors.



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Annex & Grounds

Detached Annex –

Separate ancillary accommodation with mezzanine sleeping area, ideal for guests, studio use or a high-quality home office.

Secure Parking – A rare advantage in such a central village setting, with gated off-street parking for multiple vehicles.

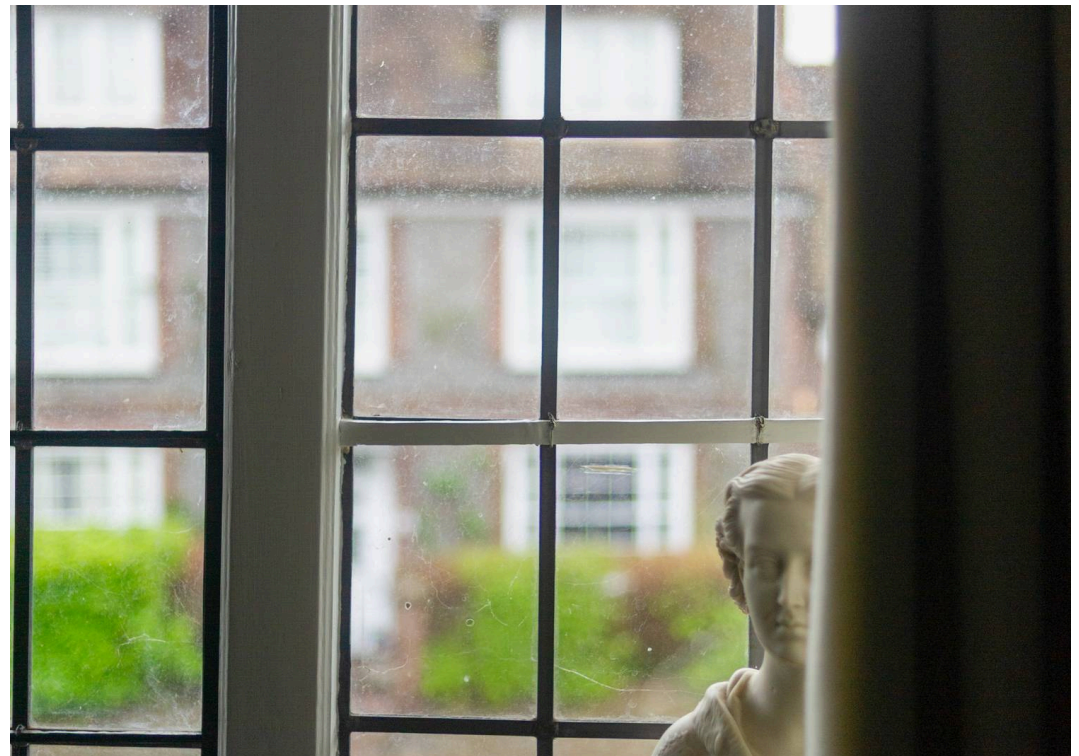
Private Gardens – A small but beautifully landscaped, low maintenance, rear gardens provide a peaceful and secluded retreat in the heart of Lindfield.

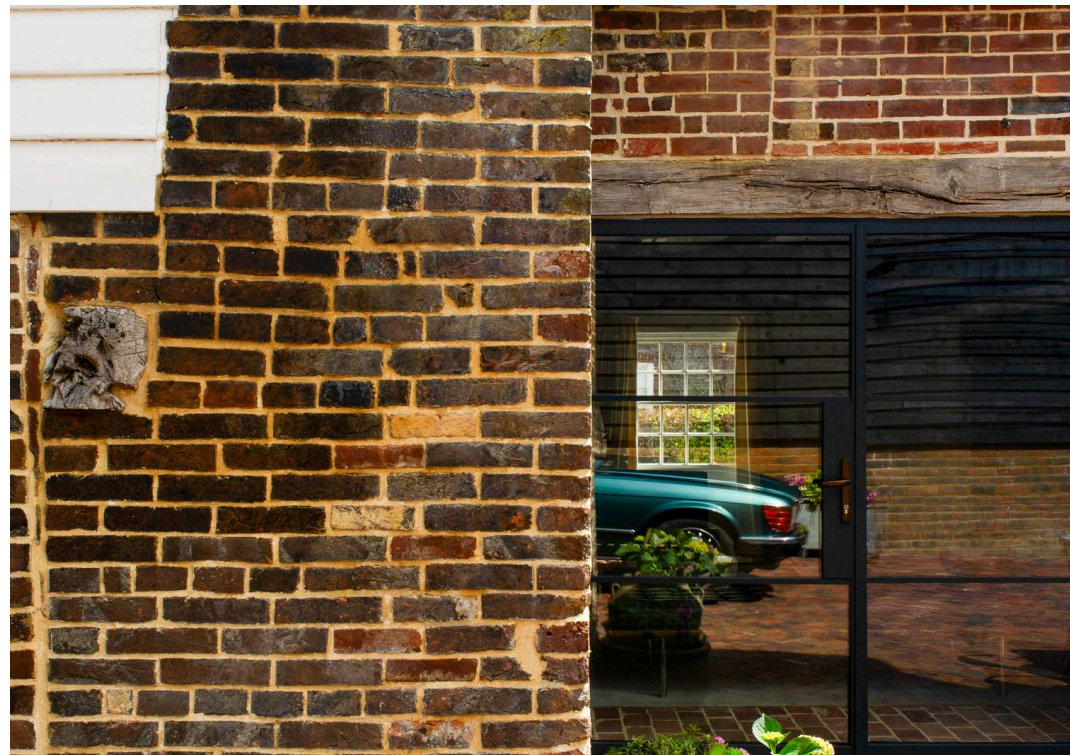
Lindfield, West Sussex

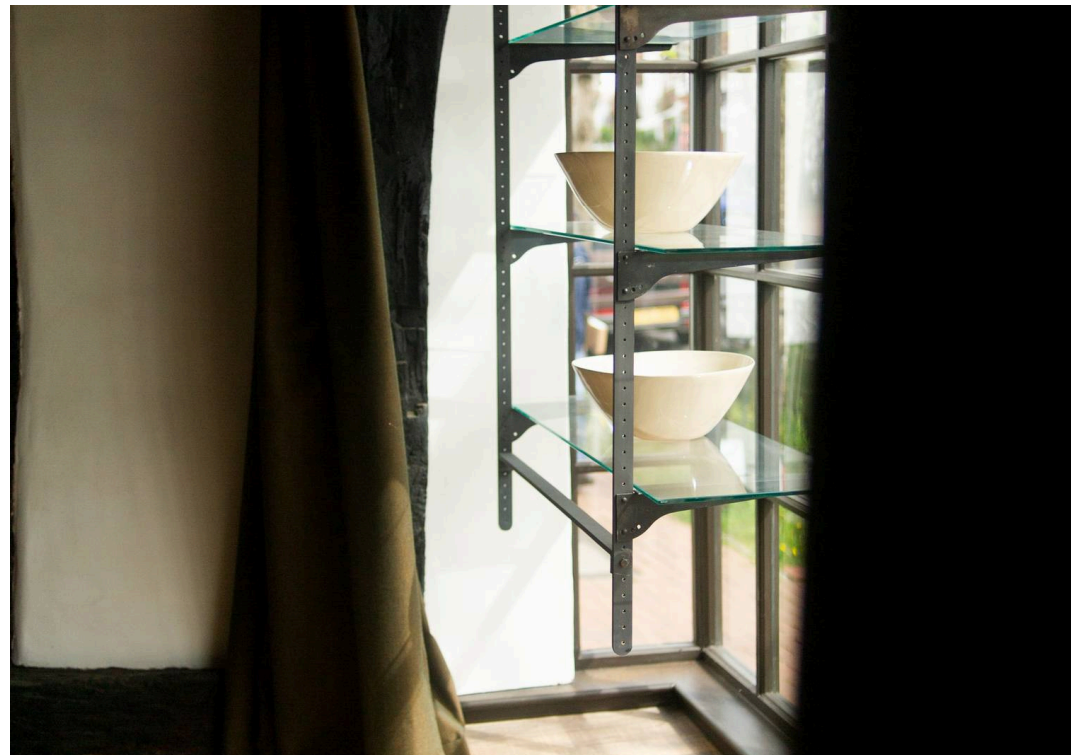
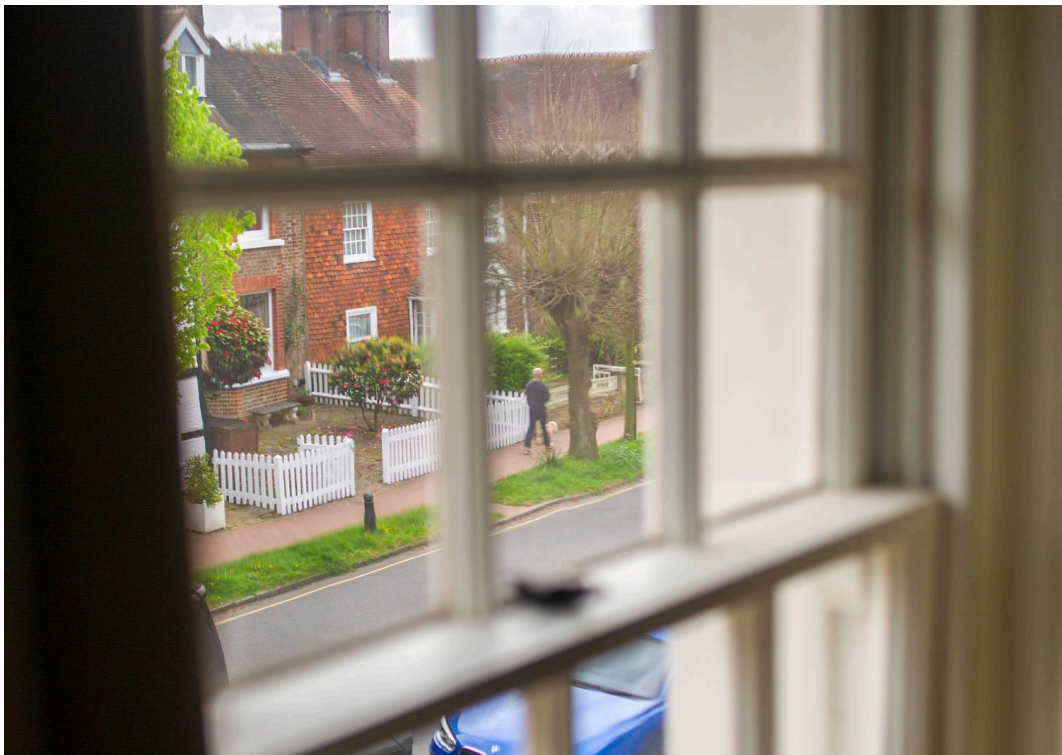
Village Life – Moments from the iconic village pond, independent boutiques, cafés and highly regarded local restaurants.

Connectivity – Haywards Heath station is approximately 1.2 miles away, offering fast services to London Victoria, London Bridge and Gatwick Airport.











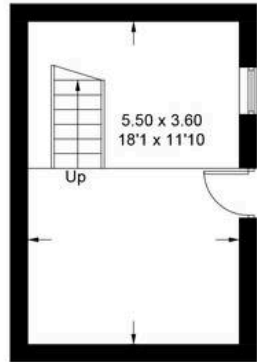
High Street, Lindfield, RH16

Approximate Gross Internal Area = 216.1 sq m / 2326 sq ft

Cellar = 19.7 sq m / 212 sq ft

Studio = 31.9 sq m / 343 sq ft

Total = 267.7 sq m / 2881 sq ft

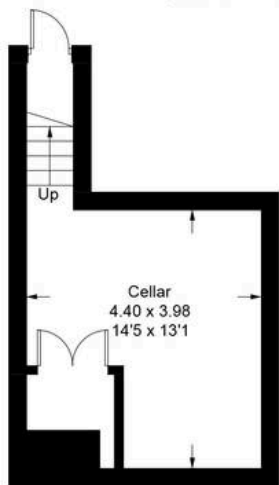


Studio - Ground Floor

(Not Shown In Actual Location / Orientation)



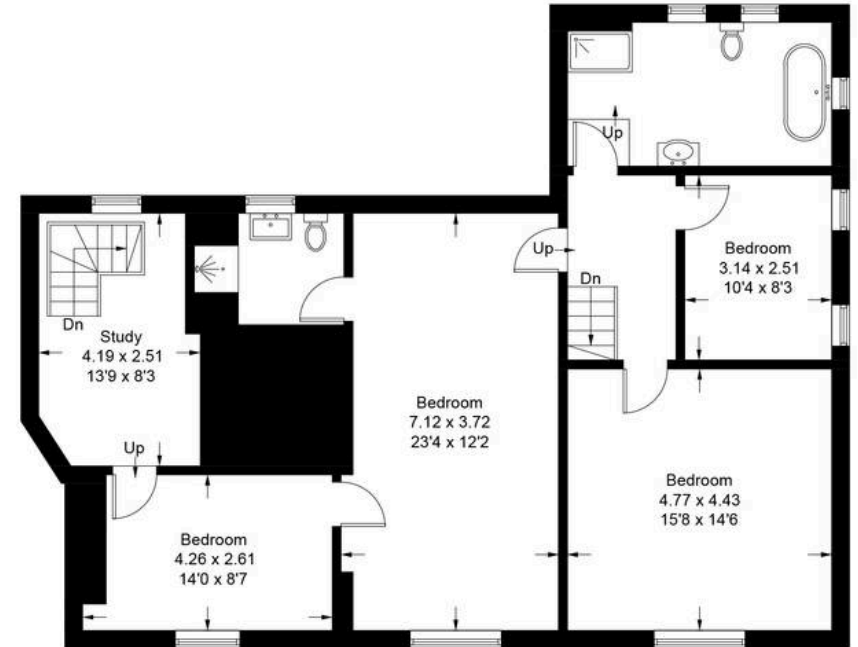
Studio - First Floor



Cellar



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245559)

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