



Playdells Farm
Colwood Lane, Warminglid, RH17 5UQ

Playdells Farm

A rare country estate combining a characterful 16th-century farmhouse with exceptional ancillary accommodation, beautiful grounds and the freedom of circa 5.8 acres.

Tucked away at the end of a long private drive between the sought-after villages of Bolney and Warninglid, Playdells Farm is a wonderful example of a Sussex country home where historic character, space and lifestyle come together.

Dating from the late 16th century and Grade II Listed, the principal farmhouse retains an abundance of original features, from exposed timber beams and traditional brickwork to impressive fireplaces and deep-set characterful rooms. These period details sit comfortably alongside high-quality modern fittings, creating a home that feels both authentic and wonderfully liveable.



5 Bedrooms & 4
Bathrooms in main
house



Three self-contained
ancillary
accommodations



Triple Garage, Barn
Stores & Gated
Driveway



7515
sqft





Main House

At the heart of the house is the impressive kitchen/breakfast room, with its vaulted ceiling, bespoke cabinetry and Aga, while the principal living spaces provide plenty of opportunity to entertain, relax and gather as a family. A drawing room and dining room each feature substantial fireplaces and exposed timbers, while the glass-roofed conservatory creates a light-filled connection with the gardens.

For those who enjoy entertaining, the 30ft games room with bar is a particularly special space – equally suited to family evenings, larger gatherings or simply providing a generous second living area.

The accommodation extends across three floors, with five bedrooms, including three with en suites, alongside a dressing room and versatile studio space. The arrangement offers flexibility for both family life and visiting guests, with the principal suite enjoying its own dressing room and bathroom.





The ancillary accommodation

One of Playdells Farm's most compelling features is the collection of independent buildings and ancillary accommodation, providing possibilities rarely found with a single country home.

The two-bedroom Granary sits within the courtyard and provides a genuinely self-contained home, with its own sitting room, kitchen, bathroom and two bedrooms, one of which is en suite. Whether used for extended family, older children, visiting guests, a home manager or as a holiday let, it offers an exceptional degree of independence without compromising the privacy of the main house.

Alongside the Granary are two further self-contained dwellings. The Cottage provides one-bedroom accommodation with an open-plan living and kitchen space and shower room, while the Workshop Annexe offers another one-bedroom arrangement. Together, these buildings create an unusually versatile property that could accommodate several generations, provide dedicated guest accommodation, support a business from home or potentially generate additional income.



Outside

The buildings are arranged around an attractive central courtyard, creating a wonderful sense of arrival and giving the property the character of a traditional Sussex farmstead. A paved Indian sandstone courtyard, ornamental pond and surrounding gardens provide a beautiful setting for the collection of historic and more modern buildings.

Beyond the courtyard, the gardens open out into rolling lawns, mature trees, established hedging, specimen planting and an orchard. A paved terrace to the rear of the house provides the perfect setting for summer entertaining, with the surrounding countryside creating a spectacular backdrop.



For those looking for an active country lifestyle, the grounds also include an all-weather tennis court and enclosed paddock, while the extensive garaging, barn and workshop provide considerable practical space for vehicles, equipment, hobbies or storage.

There is ample parking, with the property approached through an electronic five-bar gate and along a sweeping private drive. The combination of the courtyard, ancillary buildings, gardens and surrounding land gives Playdells Farm a wonderful feeling of privacy and independence.





Location

Despite its secluded rural setting, Playdells Farm is remarkably well connected. The property lies between Bolney and Warninglid, two much-loved Sussex villages with traditional pubs, village amenities, primary schools and community facilities.

The nearby village of Cuckfield is approximately five miles away, offering independent shops, cafés and restaurants, while Haywards Heath provides a broader range of everyday amenities together with a mainline railway station offering services to London.



The A23/M23 is readily accessible, making Brighton, Gatwick and London straightforward to reach, while the surrounding countryside provides an abundance of opportunities for walking, riding and cycling.

The area is particularly well served for leisure and sport, with golf at Mannings Heath and Haywards Heath, Wickwoods Country Club, show jumping at Hickstead and racing at both Brighton and Goodwood. There is also an excellent choice of highly regarded schools within easy reach, including Handcross Park, Cottesmore, Hurstpierpoint College, Ardingly College, Brighton College and Burgess Hill School for Girls.



Additional Property Information

- Mains electricity, mains water and private drainage
- Oil-fired central heating
- Council tax band: Playdells Farm - G, The Annexe - B, The Granary - A, Workshop Annexe - C.
- EPC: E
- Circa 5.8 acres

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Playdells Farm, RH17

Approximate Gross Internal Area = 356.2 sq m / 3835 sq ft
 Approximate Annexe Internal Area = 45.8 sq m / 494 sq ft
 Approximate The Granary Internal Area = 98.2 sq m / 1058 sq ft
 Approximate Garages Internal Area = 50.3 sq m / 542 sq ft
 Approximate Outbuildings Internal Area = 147.3 sq m / 1586 sq ft
 Approximate Total Internal Area = 697.8 sq m / 7515 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



BY DESIGN

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