



Springwells House
Steining, West Sussex

Hamptons
THE HOME EXPERTS

H.J. BURT
Chartered Surveyors : Estate Agents





Springwells House

9 High Street, Steyning, West Sussex BN44 3GG

Guide Price: £1,950,000 - Freehold

- An extremely handsome & substantial Grade II* Listed house.
- Situated on the edge of the South Downs National Park & occupying a prominent & prime location within the heart of the sought-after old market town of Steyning.
- With extensive & fine accommodation spread over three floors: Overall c. 5,709 sqft (530sqm) incl. 4 reception rooms to the ground floor.
- 4 principal ensuite bedrooms plus dressing room to 1st flr. Semi self-contained 2nd flr. accommodation with 3 ensuite bedrooms. Separate guest accommodation.
- Delightful South facing part walled gardens incl. swimming pool & outhouses.
- Overall plot area of c. 0.35 of an acre. Off-street parking for several cars.

Description

Springwells House is a very handsome and substantial Grade II* Listed building which is arguably one of Steyning's finest Listed large family houses. The property occupies a prominent and prime location at the heart of the old market town, nestling at the edge of the South Downs National Park with its miles of wonderful walking, mountain bike riding and recreational opportunities.

The historic building is believed to be largely of Georgian origin with earlier roots and later additions and alterations including in Victorian and later periods. Within recent years, the property has been renovated and improved by the current owners as a wonderful home with flexible accommodation including for potential guest room/letting options.

The extensive but flexible accommodation includes rooms of character and very good proportions spread over three floors as shown on the appended floor plans and amounting overall to in excess of 5,700sqft. This includes **well-proportioned ground floor reception space**, with the first floor including **four principal bedroom suites each with modern bath or shower rooms, plus dressing room** and with bedroom six being separately accessed via its own external staircase and entrance providing **good letting options**. The **second-floor accommodation offers scope for occupation as a potential self-contained up to three ensuite bedroom apartment** with sitting room and potential kitchen.

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Lying to the edge of the High Street, with **off-street parking for several vehicles** (plus EV-charging point) to one side of the building, there is a small area of open front garden.

To the rear of the historic building is a **lovely private garden with terracing** leading to steps and paths winding through to the largely hidden and principally **South facing and part walled garden** which includes different compartments planted with an abundance of mature specimen trees, colourful shrubs, herbaceous plants and climbers and with areas of terracing, decking (including table tennis area) and lawn. To one side is a **swimming pool** and a separate **summer house, greenhouse and garden outhouses**.

Historical Note

Historically, there is quite a bit of history to Springwells which had once been called 'Singwells' in recognition of the nearby wells and passing spring fed stream running past the main building and under the road and which was said to 'sing' as it flowed. Indeed, this lower part of the High Street was collectively known as 'Singwells' and, the area, with its plentiful supply of fresh natural water, was a hub for the old town's tannery (before the new tannery was built in Tanyard Lane) and fellmongers (dealers in hides & skins, especially sheepskins) and, later, the town's brewing industry. Prior to the current house being built on the site in c. 1820, and when owned by George Gates who followed the Duke of Norfolk's tenure, the site had been occupied by two older, and probably Medieval buildings, with the 'new' and much grander house believed to re-use the fine old Horsham Stone roofing. These older dwellings (one of which encompassed an ale house) had been owned by various well-known Steyning names, including the Dennett and Young families and stretching over some 200 years.



In c. 1880, the Georgian house was enlarged to the East side and, in 1908, Harry Jas Burt (as in HJ Burt) was instructed on behalf of the executors of the local brewery owner, George Gates, to offer for sale by public auction, Springwells (described as "*The Pretty Old-Fashioned Freehold Family Residence*") and other land in Steyning known as '*The Barrack Field*'. The house at that time was let to a Col. Pott. In 1923 Captain Alvarez purchased the property for £1,800 and the property was sold four years later for £2,400 to Mrs. Grace Scott Malden who was headmistress of Windlesham House School at Washington, who had taken over the reins from her late husband, Charles Scott Malden, who died at a young age in 1896. Mrs. 'Charles', as she was known, retired from her headship in 1937 and concentrated on running her new enterprise at the property which she had renamed '*St. Cuthmans Guest House*' after Steyning's patron saint.

During her ownership, Mrs. 'Charles' also added the timber-framed first floor addition as a studio for her accomplished artist daughter, Euphemia. Mrs. 'Charles' passed away in 1942 and her daughters, Euphie & Joy, who also lived there, then sold the property in 1945 to Mary Bond of Richmond for £3,550.





In 1960 the property was bought by an organist, Robert Bettany, and in 1962 he sold it to Mrs. Mabel Leigh-Pollitt who renamed it Springwells. Ten years later, Mr. & Mrs Spratt and Mr. Crawford-Rolt purchased the property, but only stayed there for five years until Mr. & Mrs. Grant acquired the fine building, adding a swimming pool to the garden and also obtaining consent in 1979 for a conference room extension between the main house and the converted coach house (now the neighbouring Springwells Cottage), but this was never built. The Ross family show as the potential owners for a few months in 1980, until Mr. & Mrs. Heselgrave acquired the property in December 1980, with Mr. Heselgrave passing away in 1984 and with the property then being run and owned by his widow Jeanne until her death in 2016. [Source: 'A History of Springwells' 1999 by Janet Pennington].

Location

The property is located at the South-Eastern end of the High Street and being close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations.

Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance West.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Ardingly, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton, Horsham & Chichester. Opera at Glyndebourne. Wickwoods country & sports club and spa within 8.5 miles. There is a good range of state and independent schools in the area.

Information: Particulars updated March 2026 (ref RBA). Photos 2020 & June 2024.

Services: Mains water, electricity, gas& drainage. Air-Conditioning to second floor. Gas-fired central heating with modern boiler. External EV-charging point.

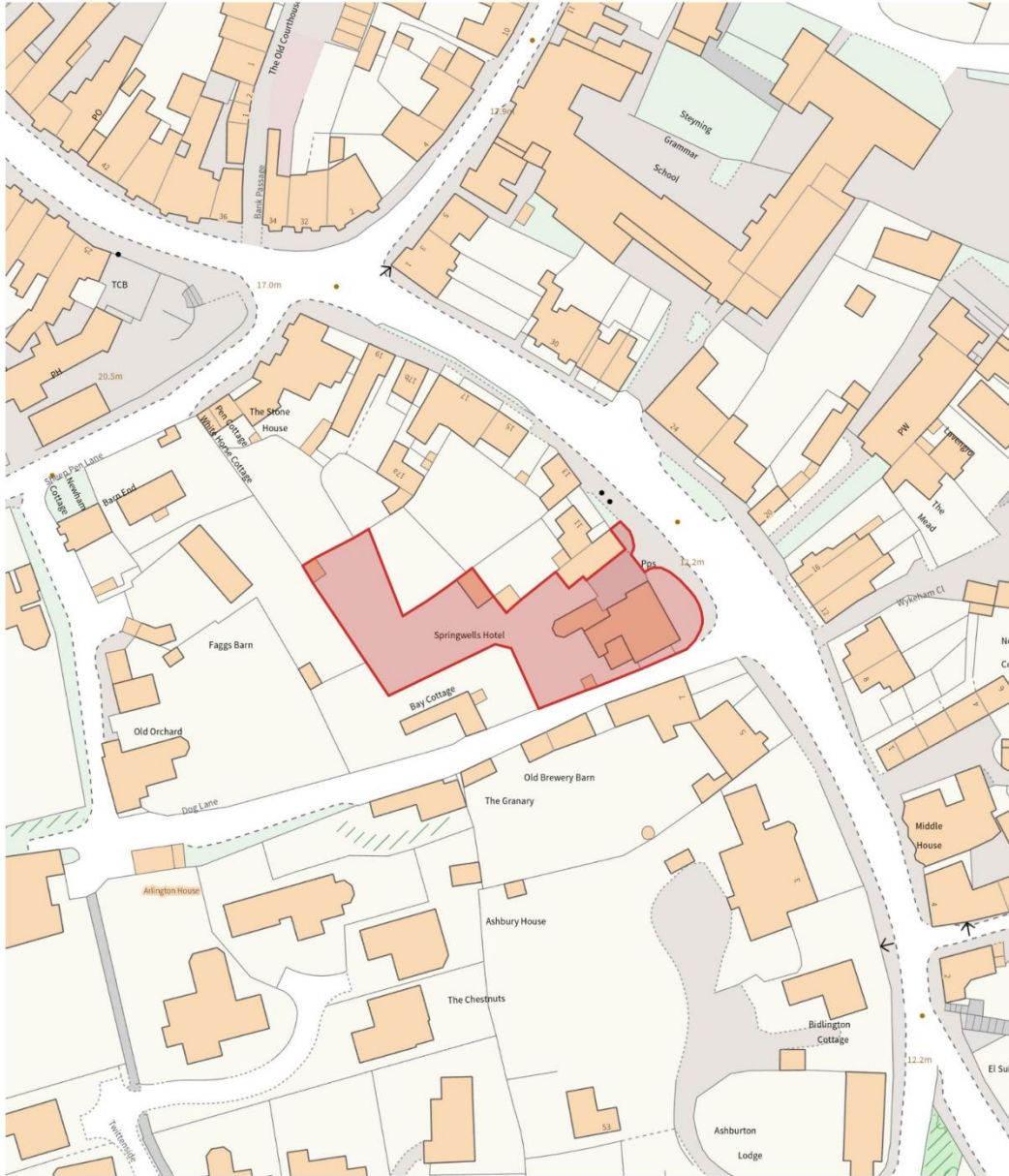
Tenure: Freehold title no. W SX393123.

Rating/Council Tax: Rateable value as B&B/Guesthouse £14,500 (as at 1/4/26 and with Small Business Rates Tapered Relief as at 1/4/26); Council Tax Band 'B' to part.

Viewing: Strictly by appointment via the vendors' joint sole selling agents, Hamptons Horsham 01403 211766, horsham@hamptons.co.uk or Hamptons Brighton & Hove 01273 031915, brighton@hamptons.co.uk or HJ Burt, Steyning: **01903 879488**, sales@hjburt.co.uk

















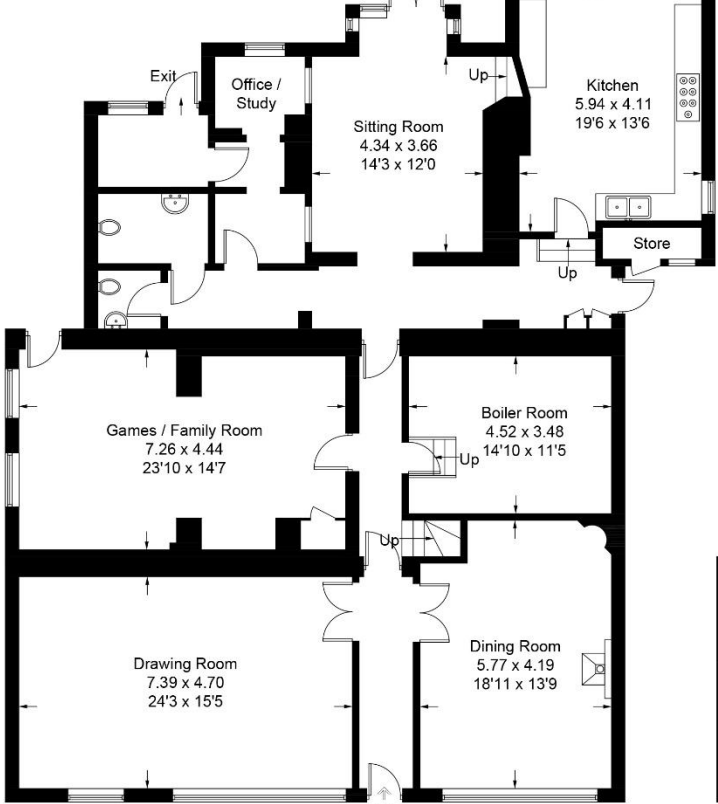
High Street, BN44

Approximate Gross Internal Area = 530.4 sq m / 5709 sq ft

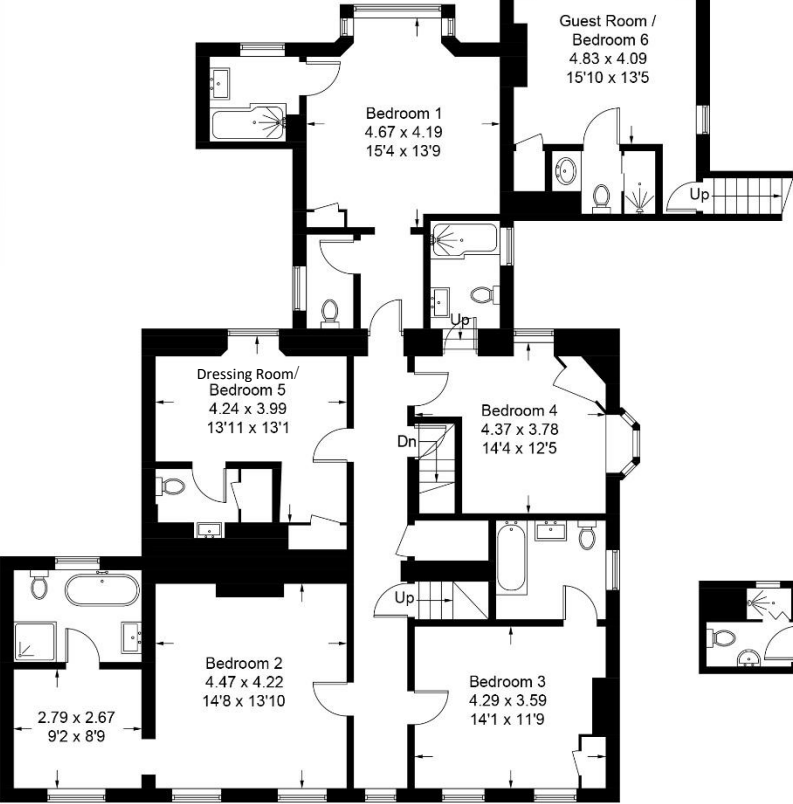


First Floor

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



Ground Floor



First Floor



Second Floor / Potential Flat

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1091229)



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