Parliament Barn | Home Farm | Coolham, Nr. Horsham | West Sussex | RH13 8QJ

H.J. BURT
Chartered Surveyors : Estate Agents

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Guide Price: £775,000 | Freehold

3 1 2 EPC E

- A recent fine redevelopment of a rural outbuilding offering beautifully finished & presented 2-storey accommodation with pretty outlook over its good size garden & adjoining fields. Freehold. C/Tax 'C'. EPC 'D'.
- Entrance hall/utility area, open plan living/dining room to fitted kitchen, 2 ground floor bedrooms & luxury bathroom, first floor landing/study area, principal bedroom & luxury shower/wet room.
- Driveway with parking & potential for garage outbuilding (subject to consents), good size garden with terrace, lawn & pond.
- Convenient walking distance of village pub & primary school, Billingshurst: 3.25 miles, Horsham: 8.25 miles, Gatwick c. 23.5 miles.

Description

Parliament Barn comprises a recent fine redevelopment of a former rural outbuilding with mellow external weatherboarded elevations with contrasting corrugated roof, aluminium rainwater goods and wooden double-glazed windows throughout. The beautifully finished and presented accommodation enjoys a lovely outlook over its good size garden and thence over adjoining fields and a pretty the pond and is entered by the front door into the **entrance hall/utility area** with range of fitted units including cupboards, bench seat and concealed points for washing machine and dryer with Corian worktop over and stone tiled floor. The **impressive, part vaulted open plan living/dining area** includes oak flooring, **woodburning stove** and French doors to the terrace and lovely outlook over garden and thence opens into the **fitted kitchen** with cupboards and drawers below Corian worktops and with feature Everhot range cooker, Belfast sink, integrated Bosch dishwasher and integrated Bosch fridge/freezer. The inner hall provides access to the **family bathroom** with freestanding bath, wash basin on oak fitted unit and w.c. with luxury Burlington fittings and electric underfloor heating plus towel rail. The **two adjacent bedrooms** offer a pretty outlook over the garden and beyond and with bedroom 2 being double aspect and also with oak floor.

To the first floor, the landing overlooks the main vaulted living area below and with scope for study or play space and with access to the **triple aspect principal bedroom** and the adjacent **luxury fitted and bespoke tiled wet/shower room** also with **lovely outlook over the garden and beyond**.

Outside, from the **driveway with parking and turning** paved terracing continues round to the rear and side of the house with bespoke iron edging and with adaptable small **carport store with utility store** behind. The attractive and good size garden wraps around the barn to provide a lovely family entertaining and recreation area beyond the terrace overlooking the fields and the pretty wildlife pond to one side.

Location

The property lies at the edge of a cluster of cottages at Home Farm which is set on the Eastern edge of Coolham village accessed from the Cowfold Road/A272 within a 20 mile an hour speed limit zone and providing pavemented convenient walking access into the centre of the village with William Penn primary school and the adjacent popular Selsey Arms pub. A more comprehensive range of facilities can be found in Billingshurst c. 3.25 miles including superstore shopping and a range of individual shops and facilities as well as a mainline railway station. The A24 and its junction with the A272 at Buck Barn crossroads to the West is less than 3 miles providing dual carriageway connections to Worthing in the South and Horsham (c. 8.25 miles) in the North and thence connections to the A23 and M23 including Gatwick Airport (c. 23.5 miles) and on to the M25 and the national motorway network.

Horsham includes a largely pedestrianised retail commercial hub to this vibrant old market and commuter town offering an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers including John Lewis, Waitrose and Marks & Spencer, plus a number of restaurants, pubs, delicatessens and bakeries.

On the outskirts of Horsham there are an excellent range of sporting and recreational opportunities including local golf courses and driving range, Horsham Joggers plus outdoor recreation centred around Horsham Park including its wildlife pond, swimming pools, tennis courts, cafe, aerial adventure, seasonal events and nature gardens. The Downs Link offers extensive walking, mountain biking and riding opportunities.

There is a good range of state and independent schools for all age groups in the local area.

Information

Property Ref: HJB03493.
Photos & particulars prepared: August & October 2026 (Ref RBA)
Services: Mains water, electricity and drainage.
Tenure: Part of Freehold Title No's: WSX416694 & WSX152947.
Local Authority: Horsham District Council. Council Tax Band: 'D'.

Directions

what3words///instilled.instructs.trader
The property is accessed to the North-East of Coolham village off the Cowfold Road and with outer gated entrance to the private residential units and inner gate leading to Parliament Barn and the neighbouring property, The Old Dairy.

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

Find us @H.J.Burt

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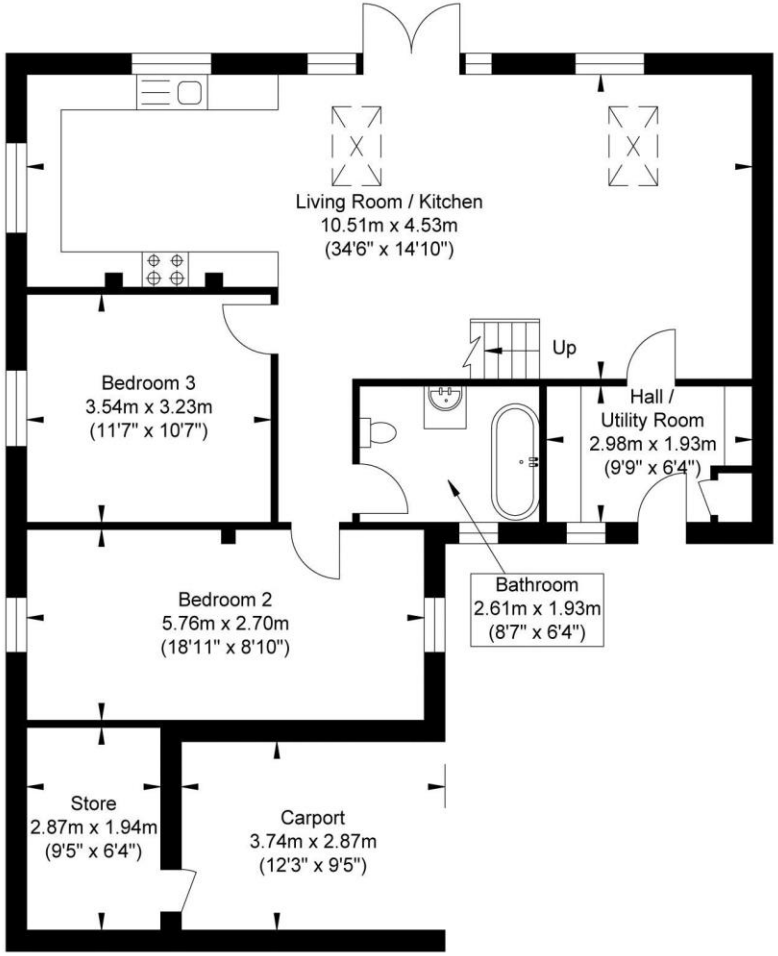
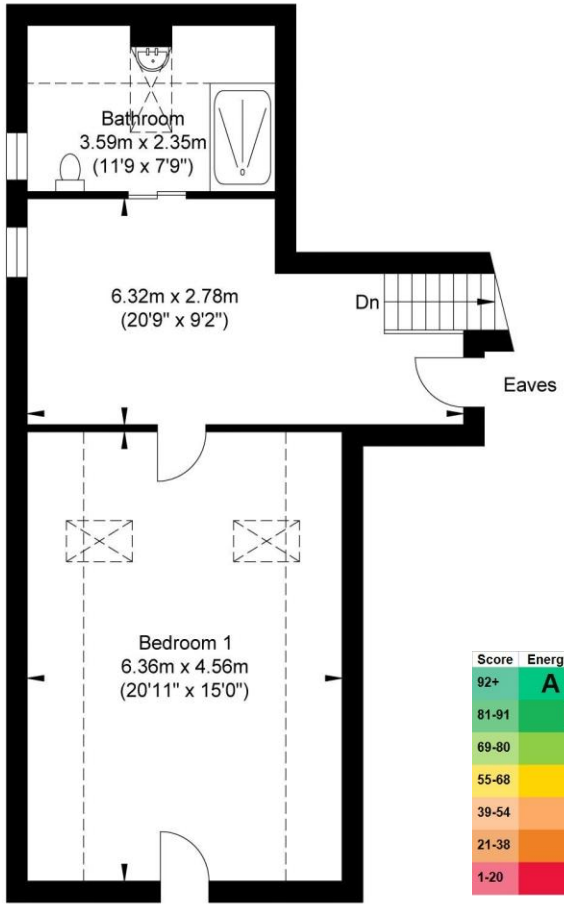
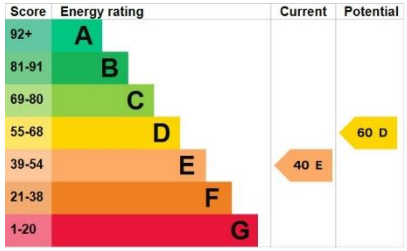
Cowfold Road

= Restricted Head Height







Ground Floor
Approximate Floor Area
952.82 sq ft
(88.52 sq m)

First Floor
Approximate Floor Area
603.10 sq ft
(56.03 sq m)

Approximate Gross Internal Area = 144.55 sq m / 1555.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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