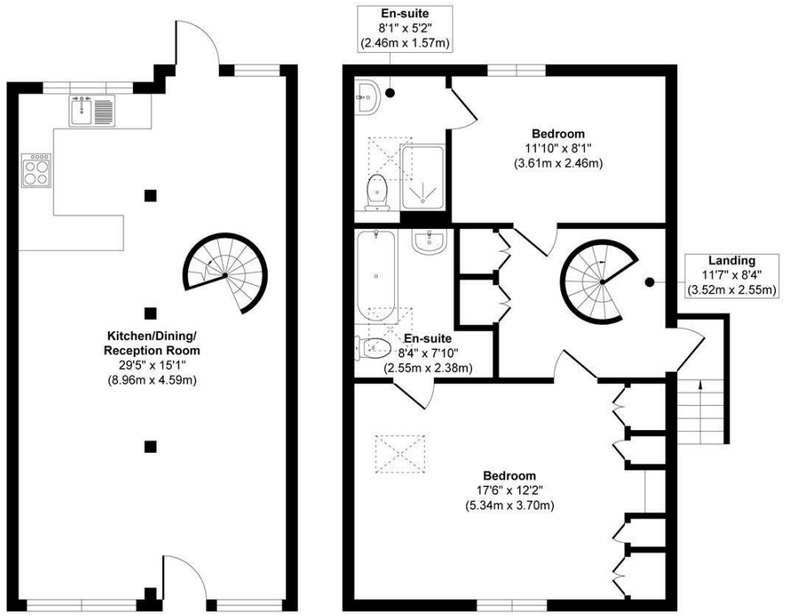


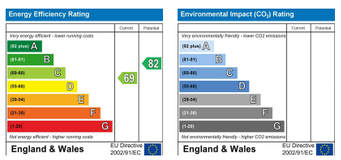
Ground Floor
Approximate Floor Area
434 sq. ft
(40.37 sq. m)

First Floor
Approximate Floor Area
514 sq. ft
(47.84 sq. m)

Approx. Gross Internal Floor Area 948 sq. ft / 88.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







The Granary, Honeybourne Farm, Truslers Hill Lane, Albourne, BN6 9DU

Guide Price £600,000 Freehold

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What we like...

* Utterly exceptional rural setting, surrounded by beautiful Sussex countryside and farmland

* Perfect blend of retained character and contemporary high spec finishes.

* Totally individual detached character home on a generous 0.27 acre plot.

* Rural living with easy access to Brighton, A23, Hassocks Main Line Station and Gatwick Airport.

* No chain means a quick move is possible.

Welcome to The Granary
A beautifully converted detached granary in the heart of the Sussex countryside, blending striking period character with contemporary open plan living. Offering approximately 948 sq ft of beautifully presented accommodation, ample parking for two vehicles and exceptional rural surroundings, this is a unique home that would suit those seeking a peaceful country lifestyle whilst remaining within easy reach of Brighton, the South Downs and Hassocks railway station.

The moment you step inside, the property reveals its true character. The impressive open plan ground floor has been thoughtfully designed to create one sociable living space, where exposed oak beams, vaulted structural timbers, solid oak flooring and a feature stone fireplace combine to create an atmosphere that is both warm and full of personality. The proportions work beautifully, allowing clearly defined areas for relaxing, dining and entertaining whilst maintaining an effortless flow throughout.

The bespoke shaker-style kitchen sits at the heart of the home, complete with a central peninsula, butler sink and generous preparation space, making it equally suited to everyday living or entertaining friends and family. Beyond, the dining area enjoys direct access onto the garden, while the contemporary spiral staircase creates an architectural focal point without interrupting the openness of the space.

Upstairs, the character continues with magnificent vaulted ceilings, exposed timbers and a wealth of original detailing. The principal bedroom is particularly impressive, enjoying excellent proportions together with a beautifully appointed en suite shower room. A second double bedroom is served by a luxurious family bathroom, complete with both a bath and separate walk-in shower.

Glorious Plot
Outside, the setting is every bit as special as the home itself, offering an exceptional sense of space and privacy, with open countryside stretching in every direction. Whether you're enjoying morning coffee overlooking the surrounding fields, entertaining on a summer evening or simply appreciating the tranquillity that comes with rural living, this is a setting that is increasingly difficult to find. There is parking for three vehicles together with extensive outside space that offers enormous lifestyle appeal. In total, the plot extends to approximately 0.27 acres.



This is a home that lends itself perfectly to a variety of buyers. It would make a wonderful permanent residence for those looking to embrace country living, while equally appealing as a secure lock-up-and-leave for someone wanting a weekend retreat or second home within easy reach of Brighton, Gatwick Airport, A23(M) and London via nearby Hassocks Station. Combining the charm of a period barn conversion with contemporary comforts and an exceptional rural location, The Granary offers a lifestyle that is every bit as impressive as the home itself.

Out & About
The Granary sits in a truly idyllic rural setting off Truslers Hill Farm Lane, accessed opposite Albourne Wine Estate. You are surrounded by beautiful Sussex countryside and farmland in every direction but still within easy reach of Brighton, A23(M), Gatwick Airport and Hassocks mainline station.

Albourne Estate is a family-owned vineyard and winery overlooking the beautiful South Downs and within easy walking distance. They host a Friday Night Supper Club in May and June.

Title Number: WSX342551
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Mains water, mains electricity, private drainage

This information has been provided in good faith but we cannot guarantee its accuracy. Any intending purchaser should check personally before exchange of contracts.





