

Westhouse Farm, West Sussex



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COUNTRY & EQUESTRIAN

West House Farm, Twineham Lane, Sayers Common, Hassocks, West Sussex, BN6 9JF

West House Farm represents a rare opportunity to acquire a beautifully presented country home combining character, contemporary style and practical equestrian facilities. Occupying a secluded position with outstanding views over its own land and the surrounding countryside.

- **Set within some 5.77 acres**
- **Outstanding views across surrounding countryside**
- **Versatile 5-bedroom home**
- **2 stables**
- **43m x 25m sand school**
- **Expansive lawned garden**
- **Summer house/gym**
- **Double wooden garage**
- **Steel frame pole barn**
- **Combining traditional character with contemporary design**



The Property

Approached via electric gates and a gravel driveway, the property has been thoughtfully extended to create an exceptional family home with beautifully proportioned accommodation, far-reaching rural views and excellent equestrian facilities, all set within approximately 5.77 acres.

The property combines attractive tile-hung elevations with a modern, impressive wooden clad extension. A welcoming porch opens into a spacious and bright entrance hall, the heart of the home is the striking open-plan kitchen, dining and family room. This expansive space centres around a substantial island unit with breakfast bar and offers generous dining and seating areas, sliding doors frame across the gardens and surrounding countryside, whilst doors open directly onto a large wooden decking space.

The formal living room enjoys double aspect over the grounds, a wood-burning stove and direct access to the garden. In addition, there are two further reception rooms providing excellent flexibility for home working and family living, one benefitting from a large bay window and notably high ceilings. A secondary staircase adds character and versatility to the layout.

Further ground floor accommodation includes a utility/laundry room, a boot room and WC.

The first floor provides four well-proportioned double bedrooms and two-family bathrooms. The large principal suite comprising a spacious bedroom, large dressing room and beautifully appointed ensuite bathroom with freestanding bath and separate shower.

From the landing, stunning floor to ceiling windows extend views across the property's gardens, paddocks and the surrounding farmland. A further staircase leads to the second floor, with a twin bedroom and useful storage accommodation.

Equestrian Facilities

The stable yard comprises two stables and a feed store opening onto a substantial fenced and surfaced area. A 43m x 25m riding arena with sand and rubber surface sits adjacent to the yard and is well positioned within the land.

The property benefits from excellent riding directly from the doorstep, with access to a network of country lanes and bridleways leading towards Wineham and Hickstead. A dedicated parking area provides convenient space for a horsebox or trailer, separate from the main residential driveway.

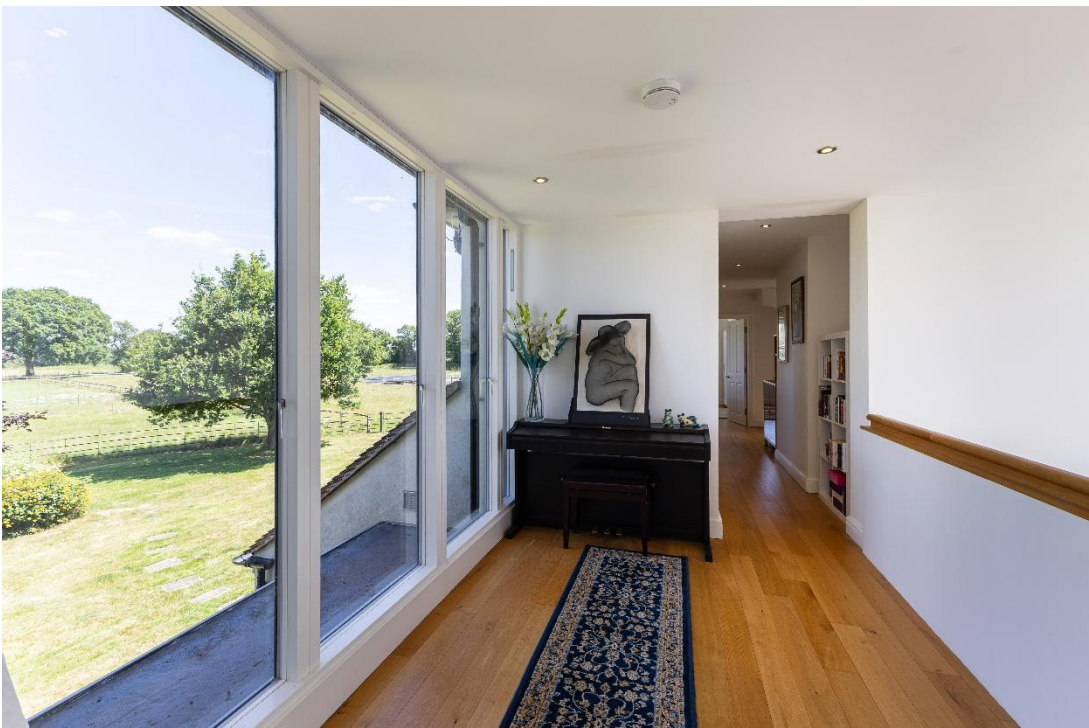
Gardens and grounds

The gardens wrap around the property and enjoy a high degree of privacy. Predominantly laid to lawn and complemented by a charming rose garden to the front. To the rear, a substantial decking terrace provides an ideal setting for outdoor entertaining and al fresco dining whilst enjoying views across the grounds.

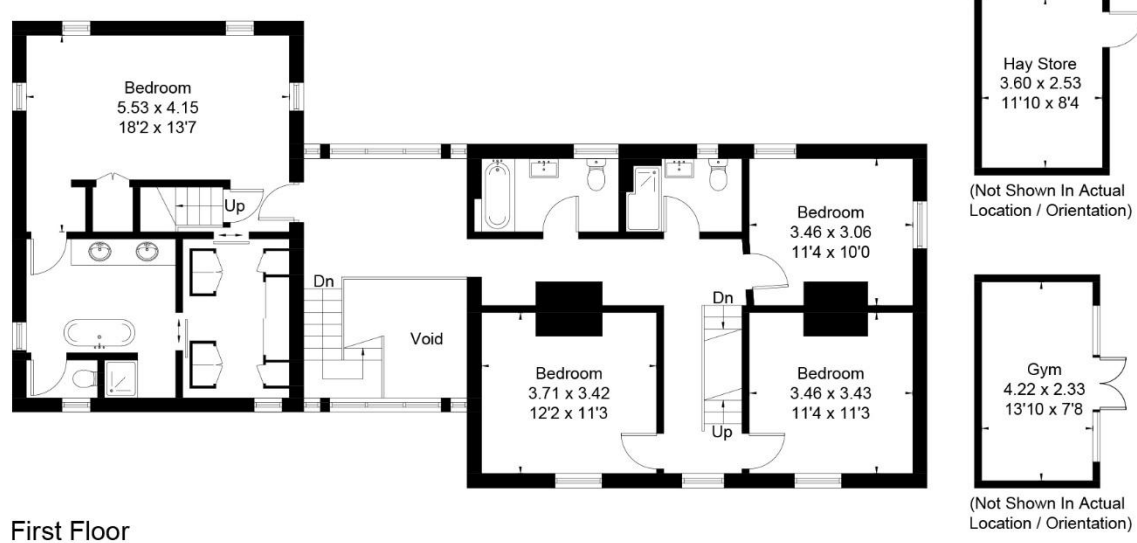
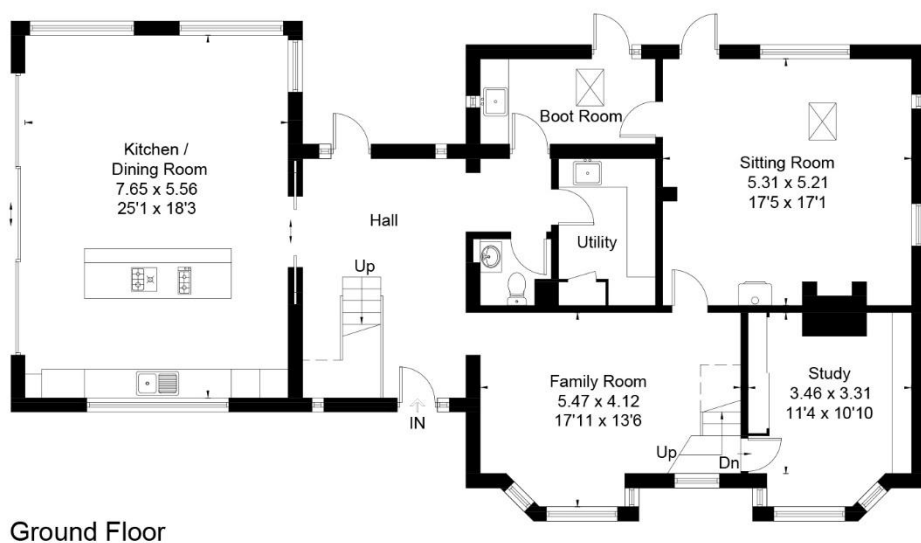
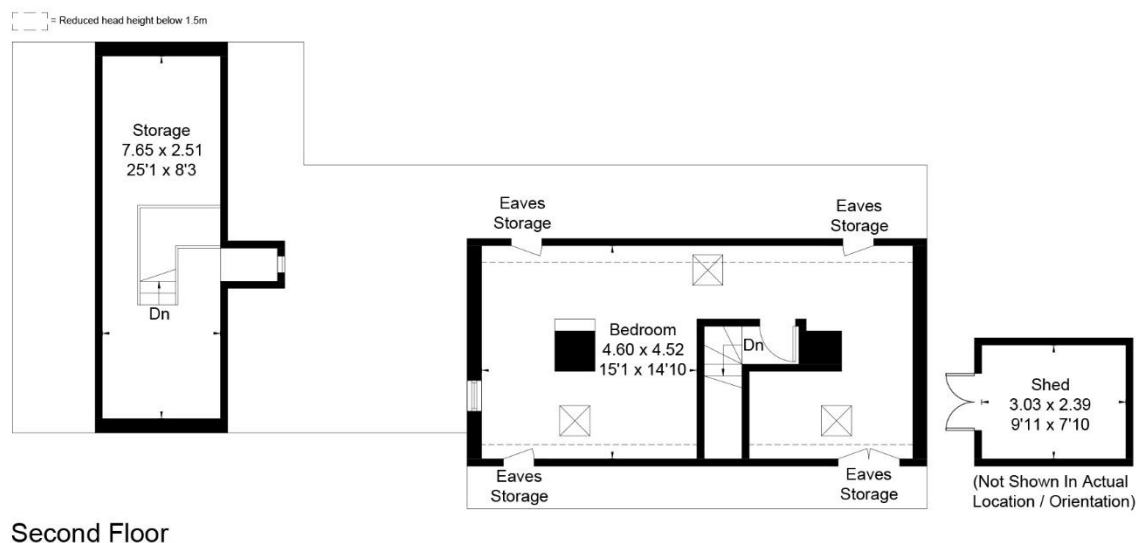
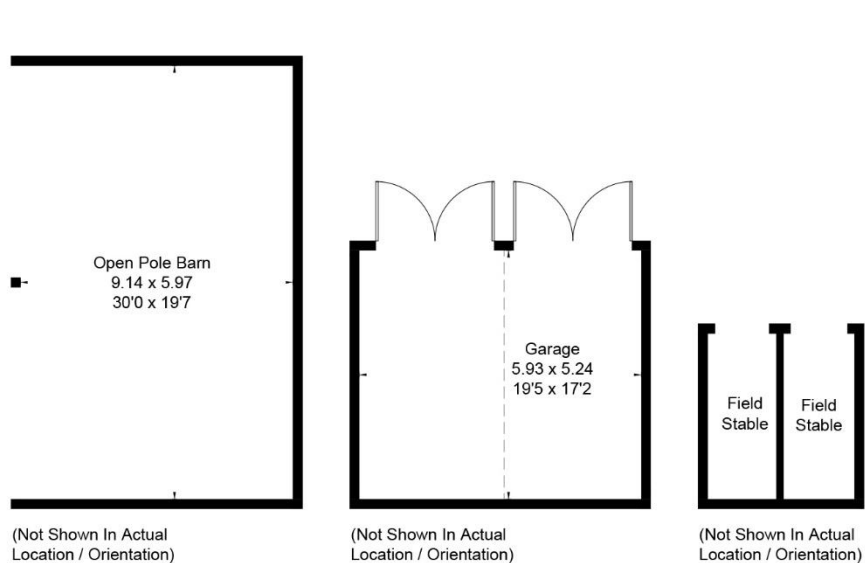
Further amenities include a summer house currently used as a gym, a garden shed, a useful steel framed pole barn within the garden and a detached double timber garage.







Approximate Floor Area = 320.8 sq m / 3453 sq ft
Garage = 31.2 sq m / 336 sq f
Outbuilding = 19.0 sq m / 204 sq ft
Total = 371.0 sq m / 3993 sq ft
(Excluding Void / Shed / Open Spaces)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110582



Location:

In an excellent rural position with a great connectivity. The nearby A23 provides fast access north to Gatwick, the M23 and London, while southbound routes lead directly to Brighton and the South Coast.

Mainline rail services are available from Hassocks station, approximately 5 miles away, offering regular direct services to London Victoria, London Bridge and Brighton. Burgess Hill and Wivelsfield stations are also within easy reach, providing further commuting options.

The area is particularly well regarded for its selection of schools. Nearby are Twineham Church of England Primary School, St Lawrence CE Primary School in Hurstpierpoint, and the highly respected Hurstpierpoint College, together with a range of excellent state and independent schools across the surrounding villages and Burgess Hill.

Further Information

Services: The property benefits from a highly efficient and environmentally conscious energy system, including a 14kW air source heat pump, solar photovoltaic panels and two Tesla battery storage units providing a combined capacity of 27kWh. The renewable energy installation is MCS certified. Zappi mounted car charger.

Mains water and electricity are connected, and drainage is via a modern private system.

Local authority: Mid Sussex District Council

Tax Band: F

EPC: Band C

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.



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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

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