



## The Old Barn

CATSLAND FARM | BRAMLANDS LANE | WOODMANCOTE | WEST SUSSEX | BN5 9TG

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# Situation

An exceptional oak framed barn conversion with panoramic South Downs views, substantial annexe, occupying a wonderfully private rural setting, in the heart of the South Downs National Park totalling approximately 2.34 acres

Occupying an exceptional position at the end of a private lane, surrounded by open farmland and commanding breathtaking panoramic views across the South Downs, this remarkable oak framed country home offers an increasingly rare combination of privacy, character and versatility. Expertly converted in 1999 using an abundance of magnificent English oak, the property has been thoughtfully enlarged and enhanced by the current owners to create a home perfectly suited to modern family life whilst retaining its distinctive architectural character. Predominantly arranged over a single floor, the principal reception rooms have been carefully orientated to embrace the spectacular landscape, with doors opening directly onto the terrace and gardens beyond. At the heart of the home lies an impressive sitting room and adjoining music room, both centred around a substantial inglenook fireplace. A separate office provides an ideal space for home working, whilst the beautifully appointed kitchen and dining room features a bespoke handmade kitchen complemented by a comprehensive range of integrated appliances. The bedroom accommodation is equally impressive, comprising four generously proportioned bedrooms, each benefiting from their own en-suite facilities. The principal suite is particularly noteworthy, featuring a vaulted ceiling, an extensive walk-in dressing room and an elegant en-suite bathroom. Continuing the architectural style and quality of the main residence, an attached two bedroom annexe extends to approximately 1,790 sq ft. Beautifully presented throughout and arranged over two floors, it enjoys its own private courtyard and offers outstanding versatility, whether for multi generational living or guest accommodation. The gardens and grounds are a defining feature of the property. Expansive lawns extend to the south and east, where uninterrupted views stretch across neighbouring farmland towards the South Downs. Multiple pergola covered seating areas and terraces create a seamless connection between the house and its surroundings offering numerous vantage points from which to enjoy the ever changing landscape. Accessed via a gated entrance, a sweeping carriage driveway provides an impressive approach and ample parking complemented by an attached double car port



# Location

The property is situated in the quaint hamlet of Woodmancote which lies approximately 2 miles from the villages of Henfield and 3½ miles from Hurstpierpoint. Both villages boast bustling High Streets and offer an eclectic range of local shops and amenities. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally

# Kitchen

- » Handmade oak wall and base units
- » Granite worksurfaces
- » Inset stainless steel sink and drainer
- » Inset 'Miele' 2 ring electric hob and 2 ring LPG gas hob
- » Integrated 'Miele' electric oven
- » Integrated 'Miele' microwave combination oven
- » Integrated fridge freezer
- » Integrated 'Bosch' dishwasher
- » Centre island unit with granite worksurfaces and a selection of cupboards beneath
- » Useful utility room with space and plumbing for further appliances



# Bathrooms

## Principal Bedroom En-Suite Shower Room

- » Free standing bath with floor mounted taps and hand shower attachment
- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite
- » Twin free standing wash hand basins with wall mounted taps
- » Heated ladder style towel radiator



## Bedroom 2 En-Suite Bathroom

- » Panelled bath with wall mounted shower with hand shower attachment
- » Low level w.c. suite
- » Free standing wash hand basin
- » Heated ladder style towel radiator

## Bedroom 3 En-Suite Shower Room

- » Tiled shower cubicle with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin

## First Floor Bedroom En-Suite Bathroom

- » Panelled bath with traditional style taps and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



# Specification

- » Oil fired central heating
- » Private drainage
- » Bespoke handmade kitchen
- » Principal bedroom suite with walk in dressing area and en-suite bathroom
- » Beautifully landscaped gardens
- » Incredible panoramic views of the South Downs
- » 2 bedroom attached annexe with private courtyard and parking
- » Attached 2 bay car port
- » Large store attached to the car port
- » Garage driveway with parking for several vehicles
- » Total plot size approximately 2.34 acres
- » Planning for a bank of solar panels
- » 2 additional paddocks amassing to approximately 11.65 acres available by separate negotiation



# Annexe

The property is further enhanced by a purpose built 2 bedroom annexe, seamlessly connected to the main residence and offering well balanced accommodation arranged over two floors. Further to the reception spaces are a practical utility room and a wonderfully light-filled garden room. The annexe enjoys its own private patio and delightful views across the surrounding countryside. An ideal addition for multi-generational living, independent guest accommodation or an au pair.

## Kitchen

- » Shaker style wall and base units
- » Inset 'Butler style' sink
- » Inset 'Bosch' induction hob
- » Integrated 'Bosch' electric oven
- » Integrated 'Bosch' microwave
- » Integrated 'Bosch' fridge freezer
- » Integrated 'Capol' wine fridge

## Ground Floor Shower Room

- » Large walk in shower with hand shower attachment
- » Low level w.c. suite
- » Free standing wash hand basin
- » Heated ladder style towel radiator

## First Floor Bathroom

- » Free standing modern bath with floor mounted taps and hand shower attachment
- » Low level w.c. suite
- » Free standing wash hand basin
- » Heated ladder style towel radiator



# Annexe

## External

The annexe benefits from a shingled driveway to the front and side of the property with designated parking for a car. Accessed via double bi-folding doors throughout the annexe is a wonderful courtyard, part covered by the oak balcony and paved for ease of maintenance. Raised brick beds house an array of colourful plants and there is a water feature to one side. Steps lead up and access the main lawn.



# External

The property is approached through double gates onto an impressive shingle carriage driveway, beautifully centred around a magnificent mature weeping willow that creates an immediate sense of arrival. The driveway provides extensive parking and access to the attached double car port. Wrapping around the rear and side of the house, an expansive paved terrace provides the perfect setting for outdoor entertaining whilst enjoying the surrounding rural landscape. Steps rise to a series of secluded seating and relaxation areas sheltered beneath timber pergolas, creating a variety of spaces from which to enjoy the gardens throughout the day. Beyond the terraces, sweeping lawns extend across much of the grounds, interspersed with mature trees. A circular paved entertaining area provides an attractive focal point within the lawn. The grounds have been carefully designed to support an exceptional country lifestyle. To the north of the property, a productive kitchen garden incorporates vegetable beds, polytunnel and a shepherd's hut within the orchard. Towards the southern boundary, a substantial children's tree house is nestled amongst mature trees. Adding further character, a charming timber bridge spans across the brook, leading to an additional area of garden where a substantial timber workshop provides excellent storage.





## Transport Links

Hassocks Train Station	approx. 5.5 miles
Haywards Heath Train Station	approx. 12 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.7 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 22 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Bramlands Lane, Woodmancote, BN5 9TG

Approximate Gross Internal Area = 272.1 sq m / 2929 sq ft  
 Annex = 166.3 sq m / 1790 sq ft  
 Outbuildings = 25.5 sq m / 274 sq ft  
 Total = 463.9 sq m / 4993 sq ft  
 (Including Garage & Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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