



29 Pound House | Picts Lane | Cowfold | West Sussex | RH13 8AN

H.J. BURT
Chartered Surveyors : Estate Agents

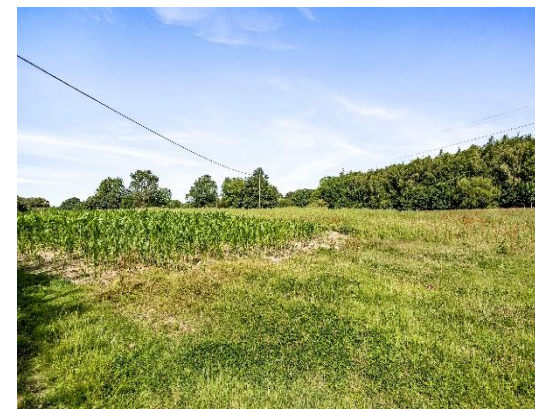


29 Pound House | Picts Lane | Cowfold, Nr. Horsham | West Sussex | RH13 8AN

Guide Price: £575,000 |



- A delightful semi-detached rural estate period cottage. Freehold. Council Tax 'E'. EPC 'E'.
- Occupying a desirable rural location on the edge of a traditional country estate.
- Entrance hall, cloakroom/utility area, kitchen, sitting room.
- First floor: Double bedroom 1, single bedroom 3 & bathroom.
- Second floor double bedroom 2.
- Attractive good size garden & driveway with parking. Overall, approximately 0.17 of an acre.
- Cowfold village 1.5 miles; Horsham 7.2 miles; Gatwick 15.5 miles.



Description

29 Pound House comprises a handsome semi-detached period rural estate cottage offered for sale on the open market for the first time in many decades and occupying a desirable rural location on the edge of the South Lodge country estate to the North of Cowfold village and to the South-East of the old market town of Horsham. The house includes attractive external elevations of part brick and part tile hanging under a tiled roof and with accommodation spread over 3 floors plus single storey rear addition.

The property has undergone various improvements over the years and with current re-roofing work scheduled to take place prior to completion and with existing upgraded double-glazed windows and oil-fired central heating. At the same time, the cottage offers an incoming purchaser the opportunity to further personalise and modernise including potential upgrades to kitchen and bathroom fittings.

The cottage sits within a good size and attractive garden including wide expanse of lawn and private gravelled parking area to one end. Overall, the property extends to approximately 0.17 of an acre.

There are lovely rural walks directly accessible from the property down the lane and linking to a wide network of public footpaths.

Location

The property lies off Picts Lane approached from the A281 Brighton Road within 1.5 miles of Cowfold Village which includes a Co-op late opening convenience store, plus pub, Church and Church of England primary school, whilst more extensive facilities can be found in Henfield village to the South or to the North in the old market town of Horsham (c. 7.2 miles) which offers an extensive range of shops, restaurants and other facilities as well as mainline railway station with services to London Victoria and London Bridge.

Further afield, Haywards Heath is within 8.25 miles and offers a similar range of facilities and a mainline station and Gatwick Airport with within 15.5 miles. The cosmopolitan coastal city of Brighton with its excellent range of recreational and other facilities is within 16.75 miles.

Sporting & Recreation

Walking and riding along local footpaths and bridleways leading from the farm drive. Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath & Horsham. Equestrian events at Pyecombe, Hickstead, Ardingly, Henfield & Pulborough. Sailing at Shoreham & Brighton Marina. Theatre at Brighton, Crawley, Horsham and Chichester.

There is a good selection of public and state schools in the local area.





Information

Property Reference: HJB03462. **Photos & particulars prepared:** July 2026 (ref RBA).

Services: Mains water & electricity are understood to be connected. Oil-fired central heating. Drainage is to a private treatment plant located on the adjoining estate land and shared with the neighbouring cottage. The cottage will be responsible for 50% of the upkeep maintenance, repair or upgrade of the drainage system.

Tenure: Part of Freehold title number WSX158939.

Access: The cottage will enjoy a right of way for all purposes over the outer estate track as shown hatched black on the plan.

Local Authority: Horsham District Council. **Council Tax Band:** 'E'

Directions

what3words:///whispers.cROUTONS.phONES

From the North from Horsham direction travelling South along the A281 having past Leonardslee Gardens, South Lodge Hotel and the Crabtree Inn, take the left hand/Eastbound turning into Picts Lane. Continue along the lane for approximately 0.5 mile and the cottages will be found on the right-hand side shortly before the entrance to Aglands Farm. Picts Lane thence continues East connecting with other rural lanes as well as leading South back to the A272.

Viewing

Strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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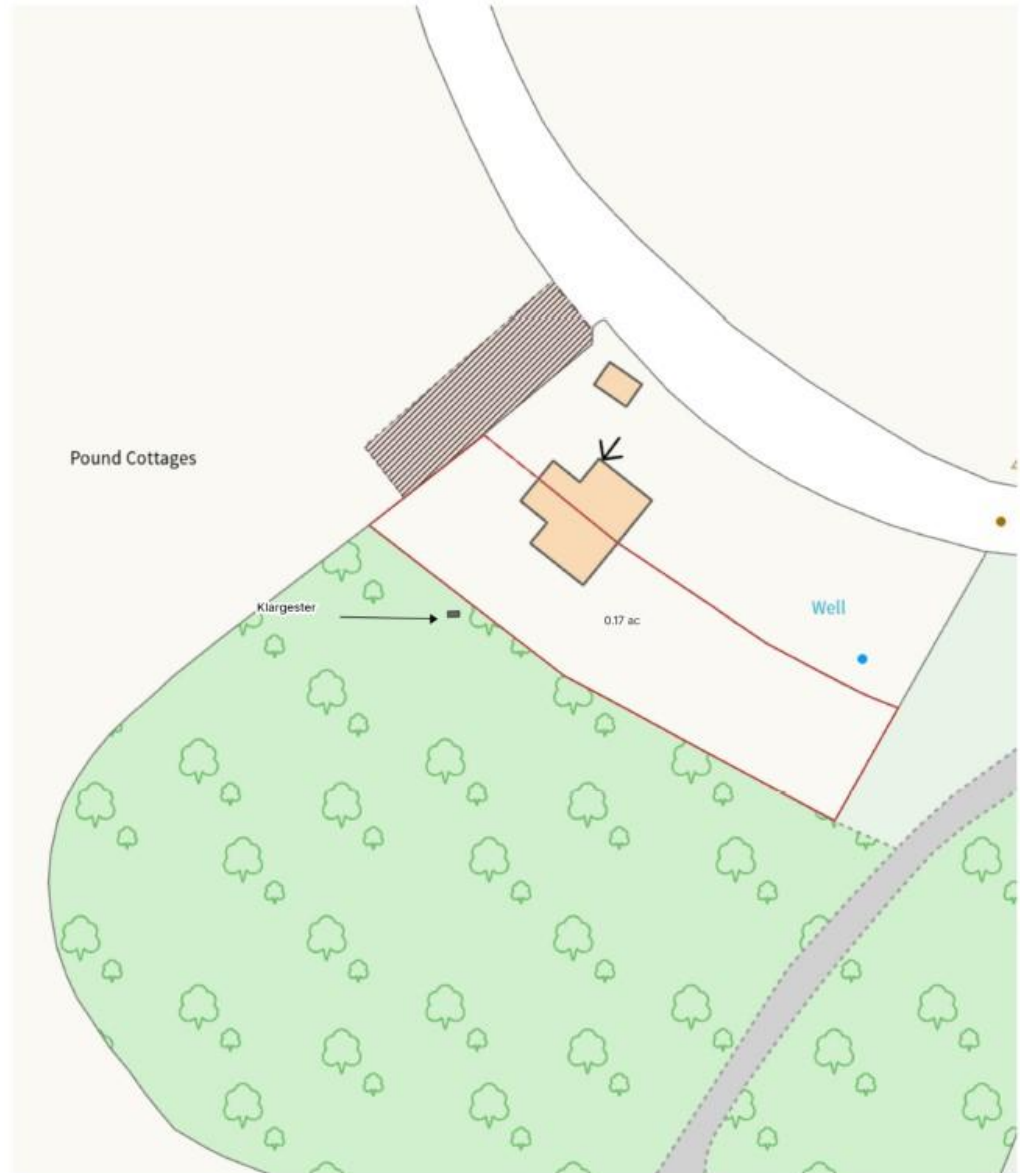
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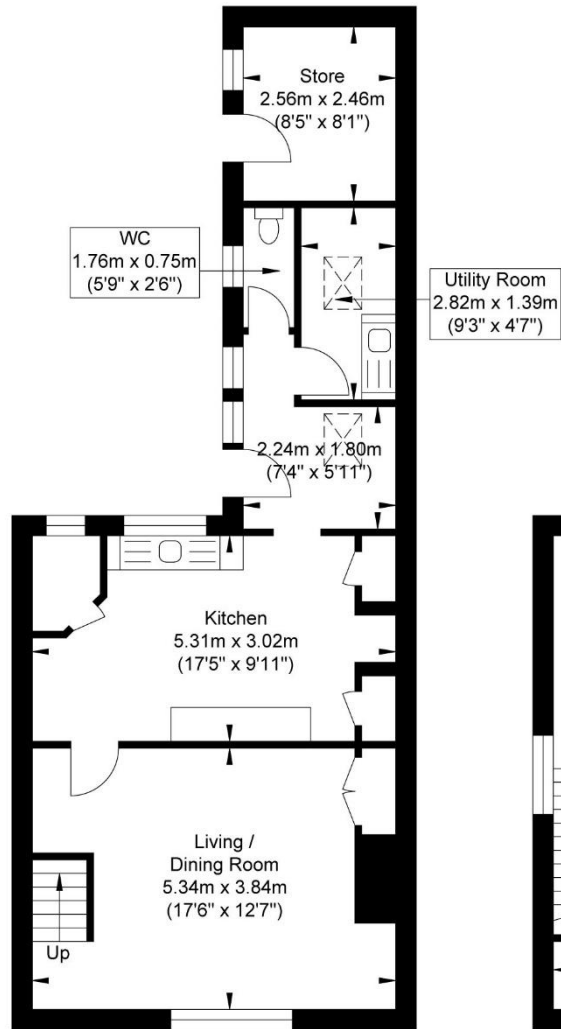
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Cowfold RH13 8AN



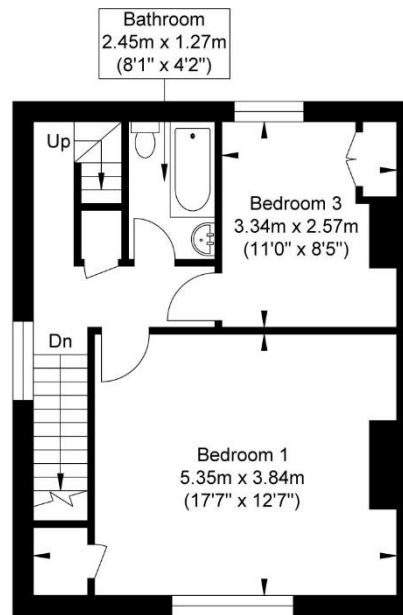
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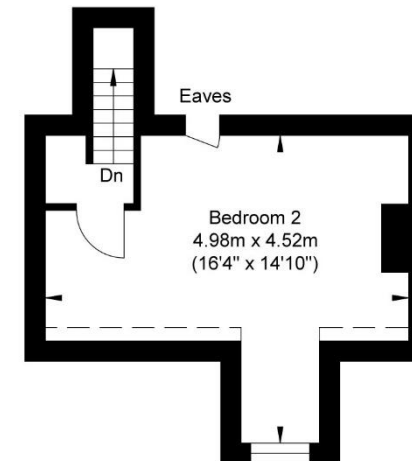
Picts Lane



Ground Floor
Approximate Floor Area
580.39 sq ft
(53.92 sq m)



First Floor
Approximate Floor Area
400.09 sq ft
(37.17 sq m)



Second Floor
Approximate Floor Area
202.36 sq ft
(18.80 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area = 109.89 sq m / 1182.84 sq ft

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



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