



**Brickbarns Farmhouse, Dowlands Lane,  
Crawley, RH10 3HX**  
**Offers In The Region Of £950,000**



We are delighted to offer for sale this charming 3/4 bedroom detached home, peacefully positioned on the quiet outskirts of the sought-after village of Copthorne and enjoying a delightful semi-rural setting with open fields to the rear.

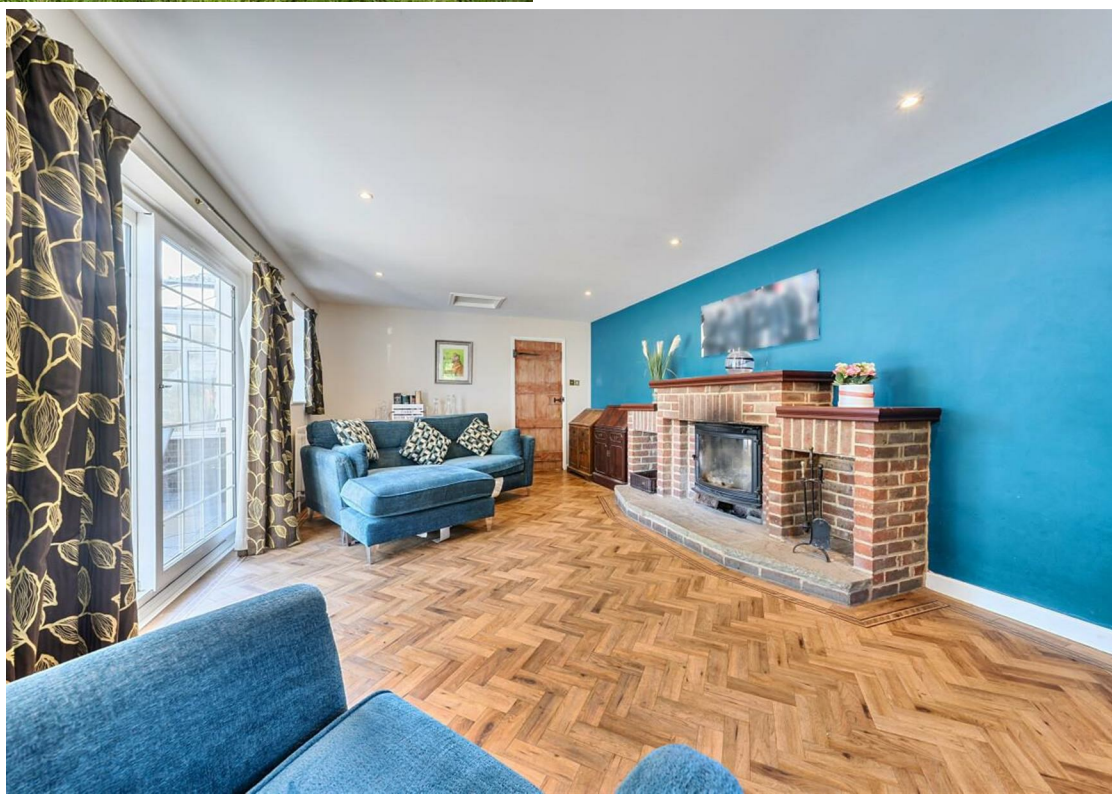
Set within approximately 0.57 acres of beautifully established grounds, this characterful property offers flexible and spacious accommodation arranged over two floors, blending period charm with practical family living. Features including exposed beams, solid wood latch doors, Georgian-style windows and a cosy log burner create a warm and inviting atmosphere throughout.

The ground floor offers a welcoming entrance porch leading into the hallway, a well-proportioned lounge centred around an attractive log burner and enjoying lovely garden views through French doors, a versatile fourth bedroom or study, and a generous kitchen/dining room fitted with a range of matching units, integrated appliances, breakfast bar and ample space for family dining. The adjoining conservatory provides an additional reception space, flooded with natural light and opening directly onto the garden, making it ideal for entertaining or simply enjoying the peaceful surroundings. A family bathroom completes the ground floor.

Upstairs, the property offers three well-sized bedrooms, all enjoying pleasant outlooks, together with a spacious family bathroom featuring both a bath and separate shower.

Externally, the property is approached via double gates opening onto generous grounds, which include a picturesque pond, workshop and shed. Surrounded by open farmland, the gardens offer an exceptional degree of privacy and a wonderful sense of tranquillity, making this a rare opportunity to acquire a charming country home in an idyllic setting.

Early viewing is highly recommended.





## GROUND FLOOR

Reception Room  
21'2" x 12'8" (6.47 x 3.87)

Kitchen/Dining Room  
20'3" x 13'5" (6.18 x 4.11)

Conservatory  
13'1" x 10'0" (4.00 x 3.06)

Bathroom Two

## FIRST FLOOR

Bedroom One  
14'1" x 11'8" (4.30 x 3.58)

Bedroom Two  
14'8" x 7'1" (4.49 x 2.17)

Bedroom Three  
13'8" x 8'9" (4.18 x 2.69)

Bathroom One



## OUTSIDE

Large Store

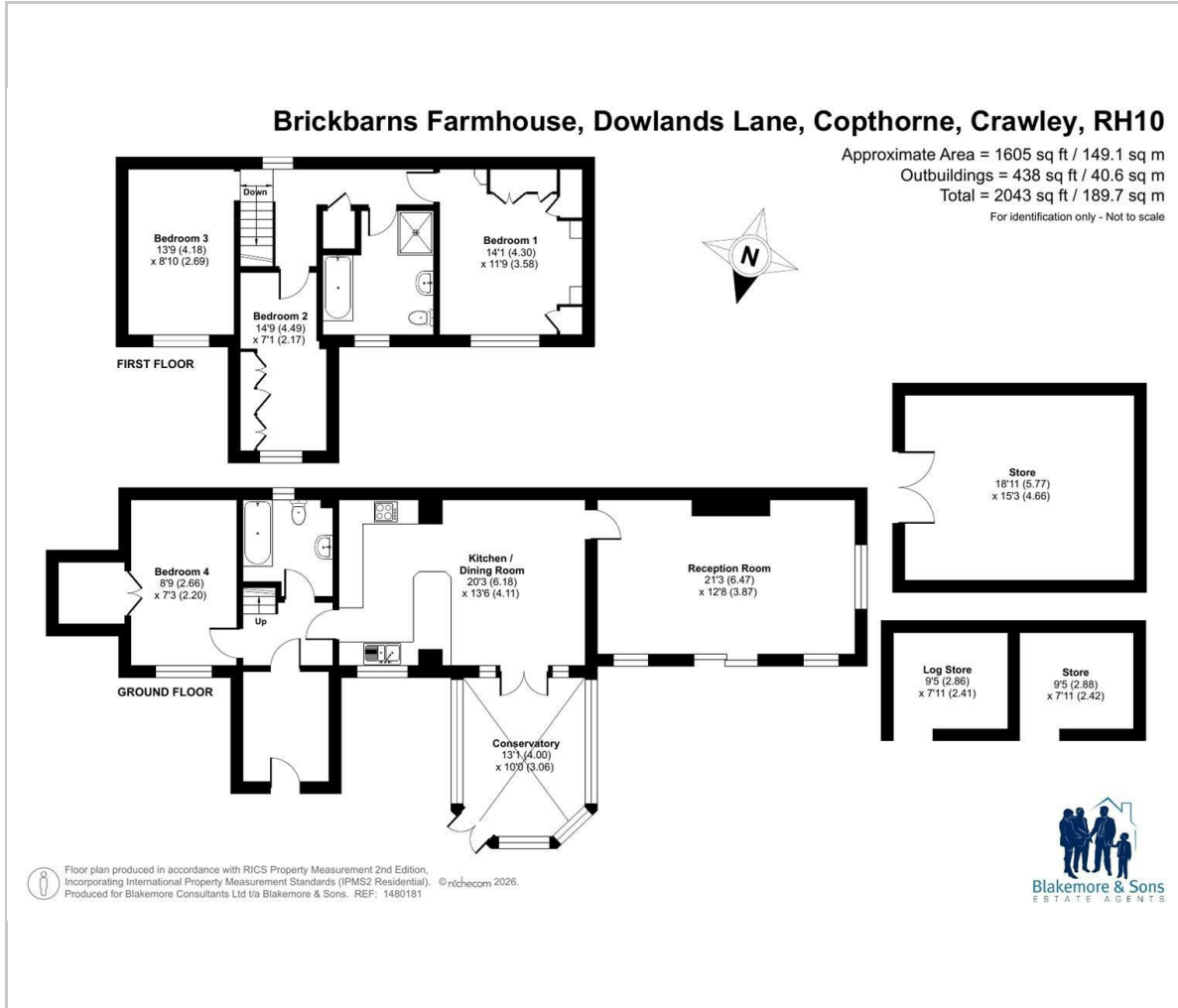
Log Store

Small Store

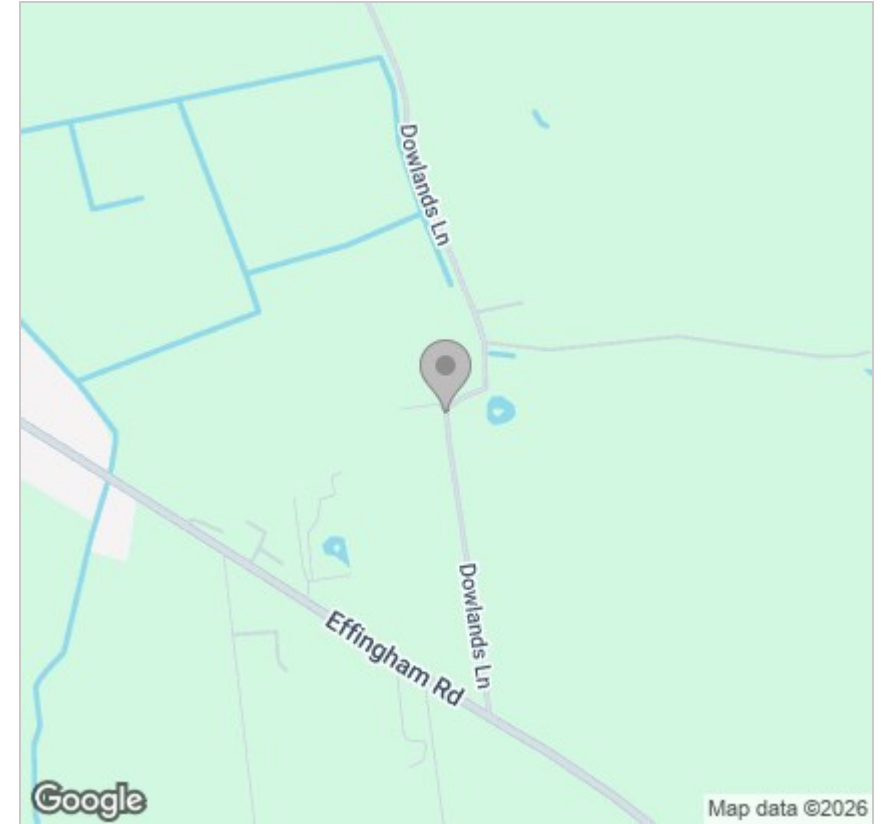


- DETACHED 3/4 BEDROOM
- CHARACTER HOME
- PEACEFUL SEMI-RURAL LOCATION
- 0.57 ACRES OF MATURE GROUNDS
- SPACIOUS KITCHEN/DINING ROOM
- PICTURESQUE POND
- PRIVATE GATED DRIVEWAY
- IDEAL FAMILY HOME
- BEAUTIFUL COUNTRYSIDE VIEWS

## Floor Plan



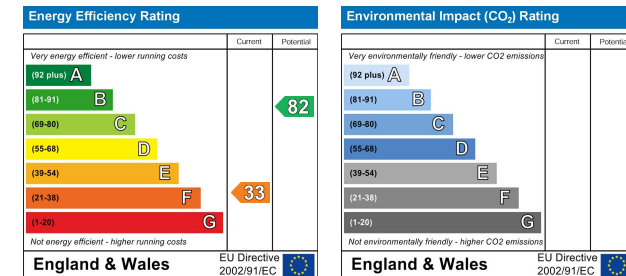
## Area Map



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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