



H.J. BURT
Chartered Surveyors : Estate Agents

Shiprods Cottage | Wheatsheaf Road | Henfield | West Sussex | BN5 9AR

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Guide Price: £1,150,000 | Freehold



- Charming, detached period, but not Listed house occupying a lovely rural position with fine outlook. Freehold. Council Tax 'G'. EPC 'F'
- With extensive accommodation spread over two floors with potential for further refurbishment and extension, subject any necessary consents.
- Reception hall/garden room, inner hall, cloakroom, living room, sitting room, snug, dining room, kitchen/breakfast room.
- Principal en-suite bedroom, 4 further bedrooms, 2 additional bathrooms plus w.c. & shower.
- Attractive garden adjoining neighbouring farmland. Driveway with oak framed twin car port/workshop, plus garden store.
- Occupying a peaceful rural location within 1.5 miles of Henfield; c. 7 miles Hassocks train station; c. 10 miles of Horsham.

Description

Shiprods Cottage comprises a charming, detached house formerly a pair of farm workers' cottages to the neighbouring Shiprods Farm and historically combined as one house and with adapted and extended accommodation. The attractive external elevations comprise a mixture of brickwork with sections of flint under a retiled roof with later addition to the rear and with upvc double glazed windows with leaded light style insets.

The accommodation of character is spread over two floors including **part oak framed and triple aspect reception hall/garden room** at the rear overlooking the garden and thence opening into the **inner hall** with exposed beams and timbers and with adaptable reception room space including **double aspect living room, sitting room and snug each with fireplaces, dining room** and **good size kitchen/breakfast room** with oil-fired Aga and comprehensive range of fitted units.

To the first floor the landing leads to the **principal en-suite bedroom** and **four additional bedrooms, two family bathrooms** as well as a **separate shower** (not currently operational) and **separate w.c.**

Outside, a particular feature of the property is the fine and peaceful rural location surrounded by neighbouring pasture land and woodland with fine outlook thereover and with gated private **gravel drive** leading into parking and turning area adjacent to the **oak**



framed twin carport/workshop building to one side. Wide expanses of lawn stretch to the West with mature native hedgerows to the outer boundaries and with occasional trees and planting to the edges as well as useful additional **garden store** to the North side. **The property as a whole extends to 0.75 of an acre.**

Location

The property is situated in a fine rural location accessed from a private drive leading to Shiprods Farm North from the Wheatsheaf Road and thence into the property's own driveway. Henfield village is within c. 1.5 miles and offers a good range of local shops, trades and facilities including primary school with secondary schooling also available in Horsham and Steyning. More extensive facilities can be found in the old market town of Horsham, approx. 10 miles and including mainline railway station which may also be found at Hassocks to the East, approx. 7 miles. The cosmopolitan coastal city of Brighton with its extensive range of facilities and recreational opportunities is within 13 miles whilst Gatwick Airport is approx. 19 miles.

There is a good range of state and independent schools in the local area.

Information

Property Reference: HJB03369. **Photos & particulars prepared:** March 2026 (ref RBA).

Services: HM Land Registry title number WSX153916. Mains water and electricity are understood to be connected. Oil fired central heating. Upgraded private drainage system.

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

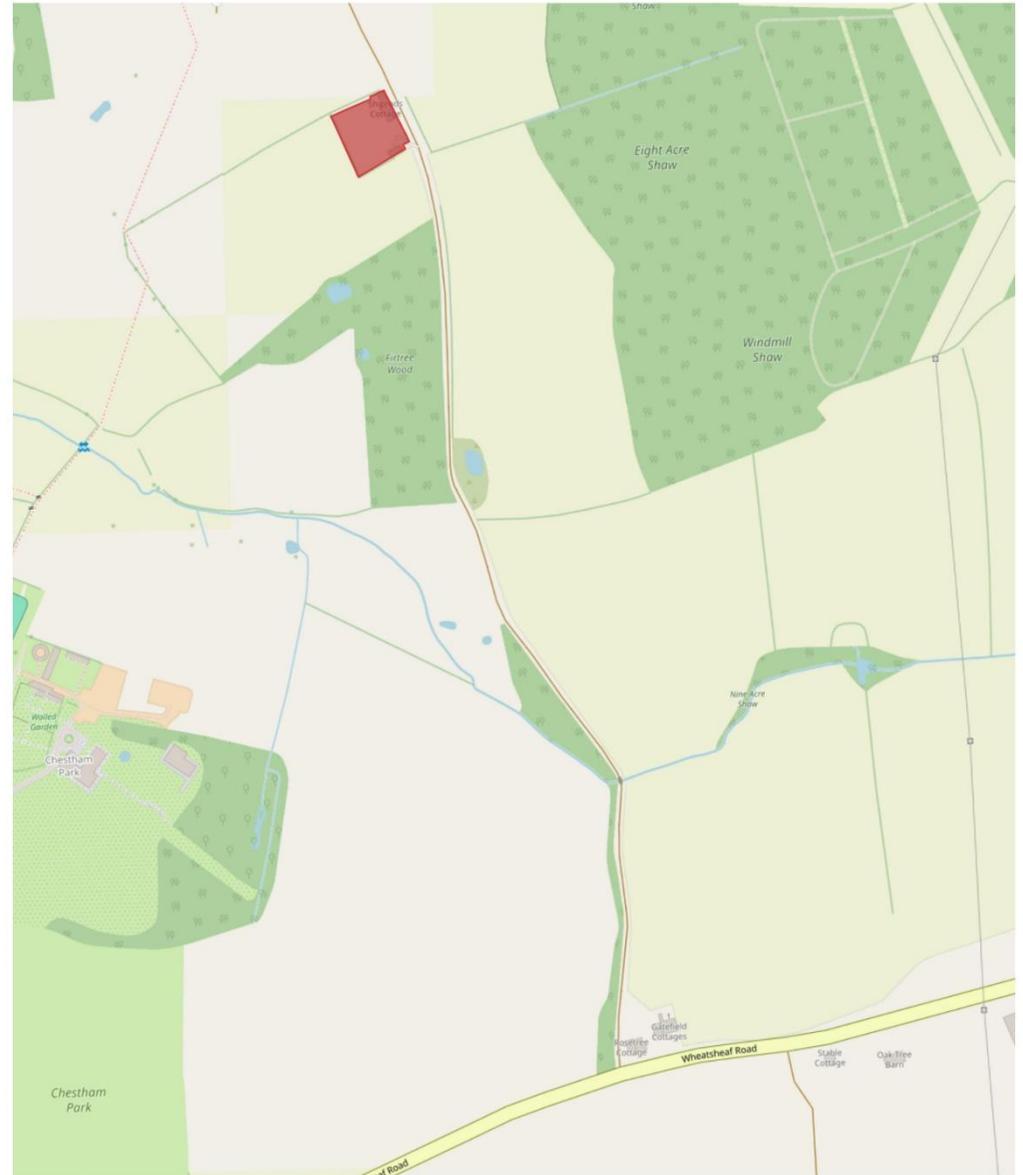








Shiprods Cottage, Wheatsheaf Road, Henfield, West Sussex



Produced on Land App, Mar 23, 2026.
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Directions [what3words///fools.enter.daytime](https://www.what3words.com/fools.enter.daytime)

From Henfield High Street proceed North out of the village on the A281 and thereafter take the first main turning on the right onto the Wheatsheaf Road/B2116 and continue for c. 0.5 mile to the second drive on the left leading to Shiprods Farm and Shiprods Cottage. Continue along this farm drive and the property will be found on the left-hand side. Please do not continue to Shiprods Farm which is a dead end and a private property.

Viewing strictly by appointment with:

H.J. BURT 01903 879488 or 01273 495392 |
www.hjburt.co.uk | sales@hjburt.co.uk

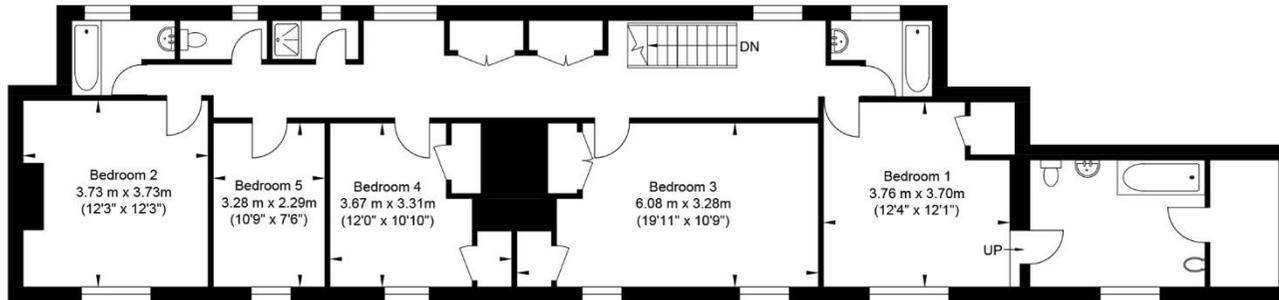
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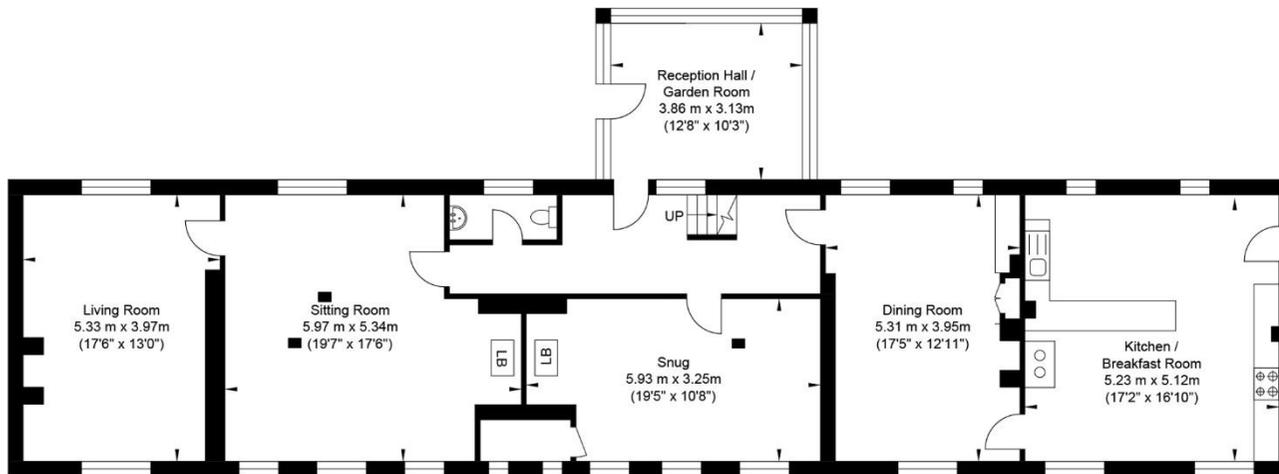


Wheatsheaf Road

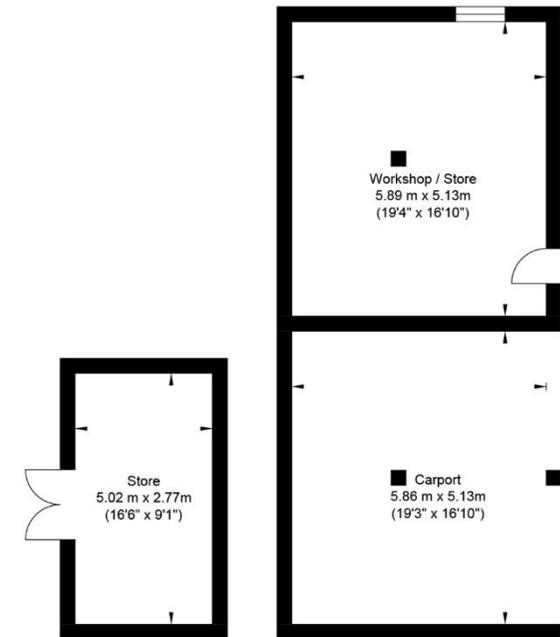


Score	Energy rating	Current	Potential
82+	A		
81-81	B		81 B
68-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

First Floor
Approximate Floor Area
1246.24 sq ft
(115.78 sq m)



Ground Floor
Approximate Floor Area
1594.56 sq ft
(148.14 sq m)



Outbuilding
Approximate Floor Area
815.15 sq ft
(75.73 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 263.92 sq m / 2840.8 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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