



The Old Malthouse | Henfield | West Sussex | BN5 9AD

**H.J. BURT**  
Chartered Surveyors : Estate Agents



The Old Malthouse

The Old Malthouse | London Road | Henfield | West Sussex | BN5 9AD

Guide Price: £1,500,000 Freehold



- A charming & historic Grade II Listed country house of outstanding character with a generous guest cottage set in beautifully landscaped gardens & grounds. Freehold. Council Tax 'H'. EPC F.
- With beautifully appointed & finished accommodation & immaculate grounds together with useful outbuildings.
- Reception hall, sitting room/ensuite bedroom, large kitchen dining/family room, laundry/utility, cloakroom, bedroom 4/dressing room, music room/study, magnificent, vaulted drawing room.
- Principal bedroom with magnificent adjoining bathroom, bedroom 3. Separately accessed first floor study/bedroom.
- Guest cottage including living/dining room to kitchen with mezzanine, 2 double bedrooms & bathroom. Attached garage & adjacent parking.
- Separate 2-bay garage with useful room over & workshop to the rear. Alitex greenhouse, tennis court.
- Wonderful gardens & grounds including ponds & frontage to the River Adur. In all c. 3.38 acres (1.37 Ha.).
- Henfield 1.5 miles, Horsham 9.75 miles, Gatwick 19 miles.

## Description

The Old Malthouse occupies a fine semi-rural location bordering the River Adur approximately 1.5 miles to the North of the village of Henfield and within a short walk of The Bull/Mock Bridge Inn pub. This fine period building is of considerable historic interest, Grade II Listed as being of 17th Century or earlier origin, formerly a wharf warehouse, then a malthouse and historically converted to residential use by previous owners. The charming property has been subsequently improved and extended by the current owners to provide a beautifully finished home of outstanding character. Externally, there are mellow part timber framed elevations with brick infill with diamond leaded light paned casement windows interjected with scented climbing roses, jasmine and wisteria. To the interior there is a **wealth of fine exposed timbering** and in particular to the **magnificent double height drawing room with its vaulted roof and large inglenook fireplace**, whilst the latest addition of the hall and side reception/bedroom offers **contrasting modern chic with underfloor heating to the polished stone tiled floors** and double doors and windows to the terrace.



From the front path with adjacent parking and garaging, the house is entered through the **welcoming reception hall** and with adaptable South facing **sitting room/bedroom 2** to one side with **concealed ensuite shower** to the rear. The **superb kitchen/dining/family room** has a wealth of exposed timbers, wood burning stove and a comprehensive range of bespoke fitted units including island unit and range cooker recess. In the middle of the house is the former front door leading to the garden with **cloakroom** off and an adjacent semi open **library/study/music area** with adjoining **bedroom/dressing room including shower and basin**. To the Southern end of the house there is a **useful laundry/utility room** with separate external access.

The first floor may be approached by two separate staircases and including at the Southern end a **double aspect study** with recessed areas with potential ensuite option (subject to all consents), whilst the principal bedroom accommodation is approached from the main staircase and including a **fine triple aspect main bedroom**. Adjacent to this is a **sensational principal bathroom with beautiful brass bath** and separate shower. Close to this is **bedroom 3** with fitted wardrobes.

The separate **Guest Cottage** is similarly characterful and well-presented and offers spacious family, guest or possible letting options (subject to any consents). With **living/dining area** with stone paved floor, vaulted timber roof, **wood burning stove** and open to a **well fitted kitchen** with central island plus **mezzanine area over**. **Two double bedrooms** are divided by a **smart bathroom**. **Attached garage and parking** to two sides.

The principal garage and parking lie on the North side including **two open bays to the garage** with **workshop/bike store** to one end and access to the **first-floor store**.









The **gardens and grounds are an outstanding feature** of the property which have been extensively landscaped, improved and maintained by the current and former owners to provide a stunning setting to the period house and bordered on the West side by a high bank which circles the garden and which is then bordered by the River Adur. Throughout the grounds are numerous established specimen trees and shrubs herbaceous rose beds and lawns with **paths and walkways around** including both formal and informal areas. From the drive, a path leads to the front entrance and behind which is wide **terracing overlooking the expansive lawn with pond and a jetty** to the side and a **charming summerhouse** with brick terrace and barbeque to the other side.

Nestling at the edge of the grounds is the **tennis court with astro-turf playing surface** and adjoining **kitchen garden** with asparagus bed and soft fruit cage. A **well-tended orchard** with mixed fruit trees adjoins the nearby **Alitex greenhouse** with flagstone floor plus outside cold frames and herb garden. Lying to the East of the gardens a further **pond providing a natural habitat for wildlife**. The **property as a whole extends to c. 3.38 acres (1.37 Ha)**.

### Location

Henfield 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. 9.75 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 an extensive range of public footpaths readily accessible nearby and also with the popular Bull Inn a short walk from the end of the long private drive shared with the neighbouring property.

### Sporting & Recreation:

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Shoreham-by-Sea, Brighton Marina & Chichester. Theatre at Shoreham, Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.





**Information:** Property Ref: HJB03397. Photos & particulars prepared: May 2026 (ref RBA).  
**Services:** Mains water and electricity. Oil-fired central heating. Mains drainage system. **Local Authority:** Horsham District Council. **Council Tax Band:** 'H'.  
**Tenure:** Freehold title number WSX125070.  
**There is a right of way in favour of the neighbouring property Mock Bridge House that passes along the driveway through the property.**

**Directions:** what3words///twists.bars.ourselves

From Henfield village head North on the A281 towards Horsham and Cowfold and after 1.5 miles and, having just past the Bull Inn on the left-hand side, take the drive on the left just before the Mock Bridge crossing the River Adur. Alternatively, travelling from the North on the A281 towards Henfield, the entrance drive to the property is situated on the right-hand side approximately 3 miles from Cowfold and immediately after crossing the river bridge.

**Viewing** strictly by appointment with Savills, Haywards Heath 01444 446000 or:

**H.J. BURT** 01903 879488 or 01273 495392 |  
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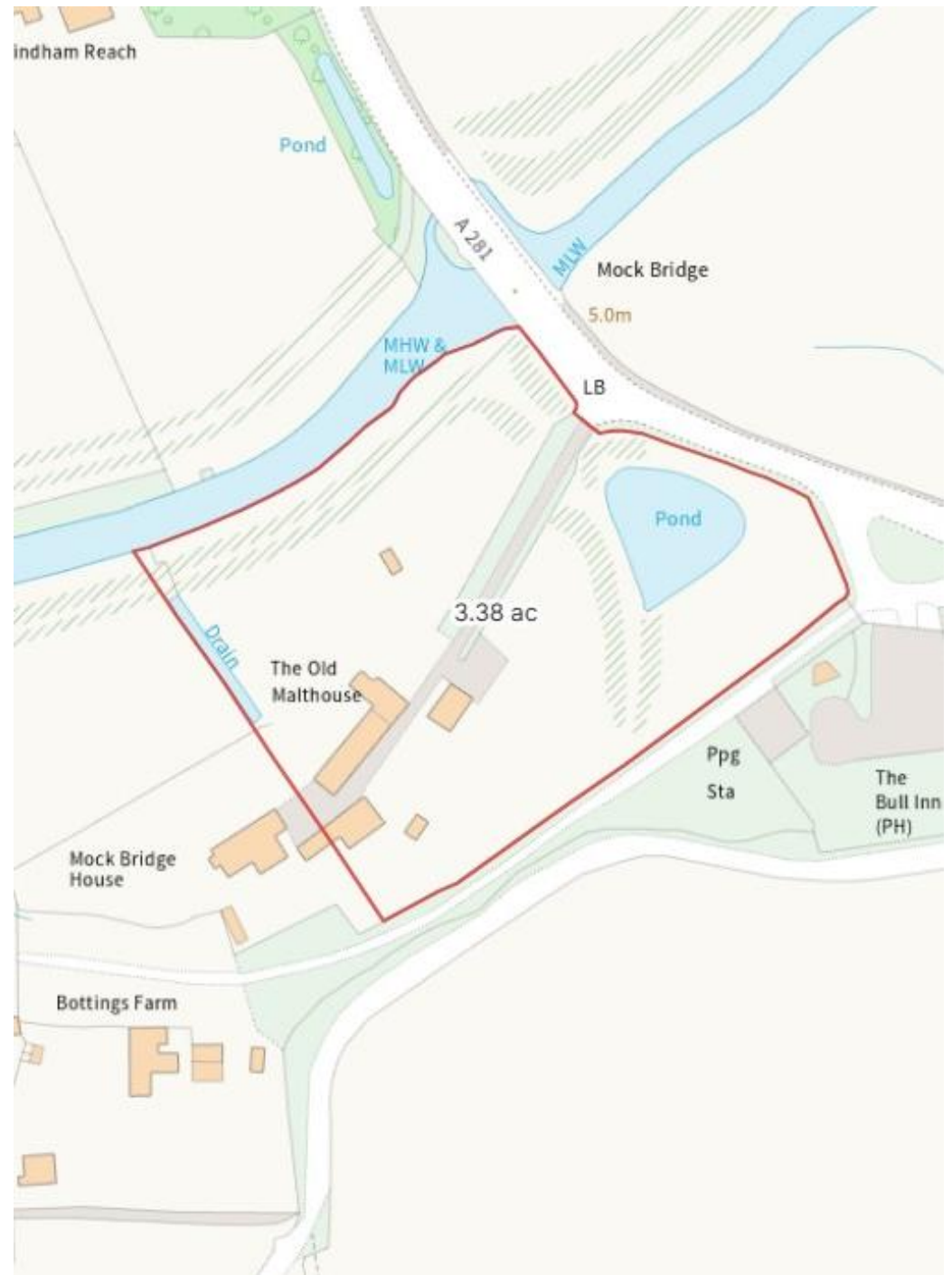






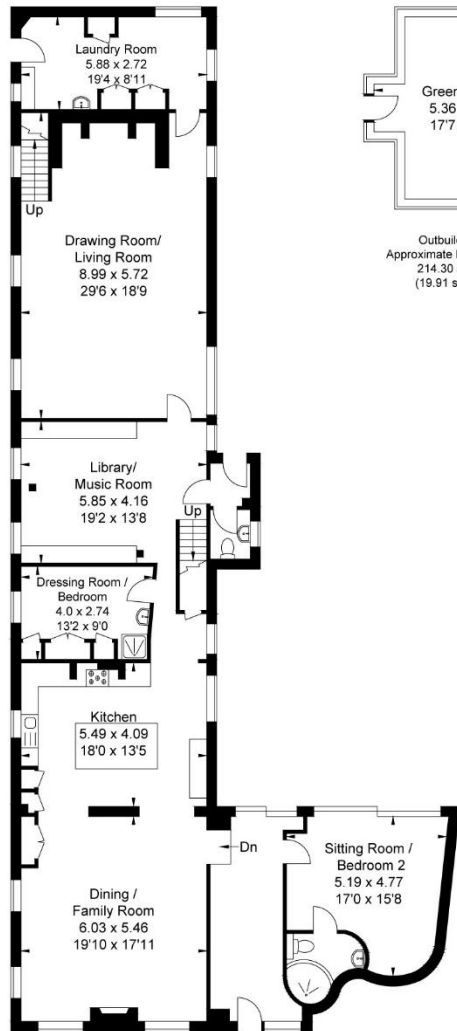
**The Cottage**



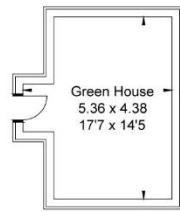




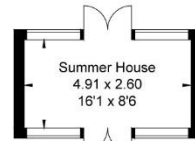
# The Old Malthouse



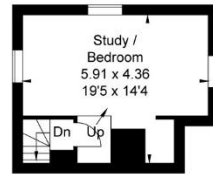
Ground Floor  
Approximate Floor Area  
2166.24 sq ft  
(201.25 sq m)



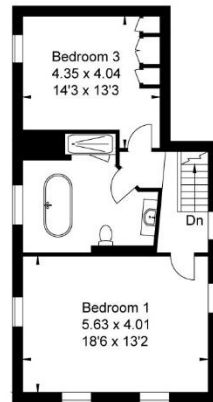
Outbuilding  
Approximate Floor Area  
214.30 sq ft  
(19.91 sq m)



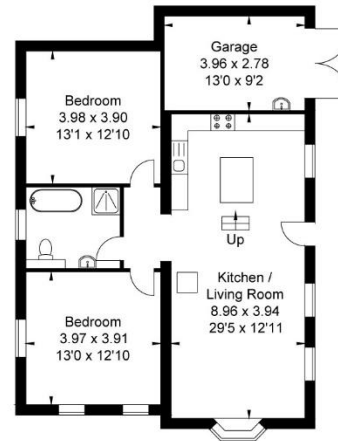
Outbuilding  
Approximate Floor Area  
137.45 sq ft  
(12.77 sq m)



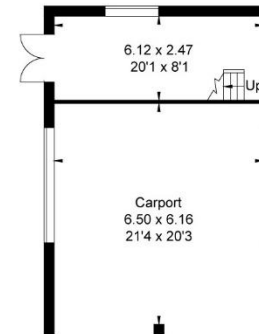
First Floor  
Approximate Floor Area  
241.32 sq ft  
(22.42 sq m)



First Floor  
Approximate Floor Area  
589.75 sq ft  
(54.79 sq m)

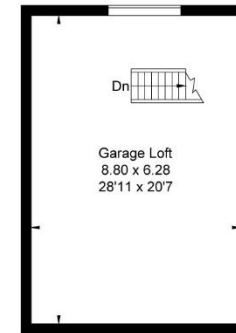


Cottage Ground Floor  
Approximate Floor Area  
987.16 sq ft  
(91.71 sq m)



Ground Floor  
Approximate Floor Area  
601.38 sq ft  
(55.87 sq m)

# The Cottage



First Floor  
Approximate Floor Area  
601.38 sq ft  
(55.87 sq m)



House Approximate Gross Internal (Excludes Outbuildings) Area = 2997.31 sq ft / 278.46 sq m  
Illustration for identification purposes only, measurements are approximate, not to scale.



**H.J. BURT**  
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