

Knowles Farmhouse

West Sussex



CHURCHILL
COUNTRY & EQUESTRIAN

Knowles Farmhouse, Street Lane, Ardingly, West Sussex, RH17 6UJ

A delightful 3-bedroom equestrian property with ancillary one bedroom accommodation, beautifully presented with some 7.2 acres, 4 stables, 5 bay horse walker and 52m x 26m sand school.

Situated in a fantastic location, well connected to show centres and within walking distance to Ardingly village.

- Three double bedrooms
- Ancillary one-bedroom annexe/studio accommodation
- Attractive Grade II listed stone and tile-hung home
- Beautifully presented throughout
- Approximately 7.2 acres of land
- 52m x 26m sand school with sand and rubber surface
- 5-bay horse walker
- Four stables plus two additional pony stables/storage units
- Two-bay oak-framed car port
- Walking distance to Ardingly village
- Excellent access to rail links and highly regarded schools



The Property

The property centres around a spacious open-plan kitchen and dining room, enjoying attractive views across the gardens and surrounding land. The kitchen is well equipped with a gas-fired Aga and central island, creating an ideal space for family living and entertaining. Adjoining the kitchen is a practical laundry/boot room with cloakroom and secondary access to the garden. The formal sitting room features an open fireplace and flows through to a study area, which in turn leads to a cosy snug with a wood-burning stove.

The first floor comprises three generous double bedrooms and a family bathroom, all accessed from a spacious landing with ample built-in storage. The principal bedroom benefits from a large en-suite bathroom featuring a roll-top bath and separate walk-in shower.

Outside and Equestrian Facilities

The property is approached via an attractive cobbled driveway and is surrounded by beautifully maintained gardens. A two-bay oak-framed car port provides further parking and storage. There is a generous patio area overlooking the gardens and land ideal for entertaining.

The equestrian facilities include four timber stables and tack room, set within a compact yard with hardstanding, with two additional pony stables that could be used for further stabling, storage or hay storage.

A 5-bay horse walker and a substantial 52m x 26m sand school with a sand and rubber surface provide excellent training facilities. The approximately 7 acres of paddocks are well-fenced with water connected.

Location

The property occupies a highly desirable position within walking distance of the popular village of Ardingly. The location offers excellent access to a range of show centres, making it particularly attractive to equestrian buyers.

Mainline rail services are available from both Balcombe and Haywards Heath, providing convenient connections to London and the Southeast. The area is also renowned for its excellent selection of highly regarded state and independent schools.

Further Information

Services: Mains electricity and water and drainage.

Local authority: Mid Sussex District Council

Tax Band: G

EPC: Band D

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

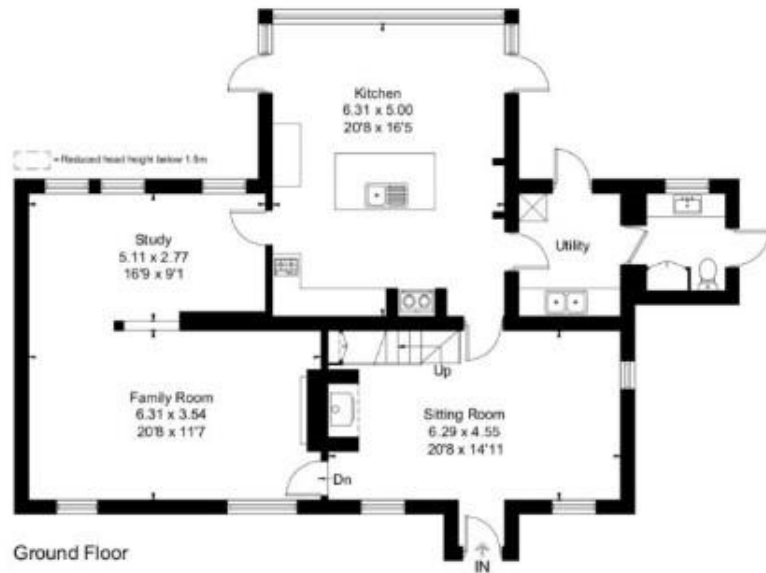
Land map: For indicative purposes only, not to scale.



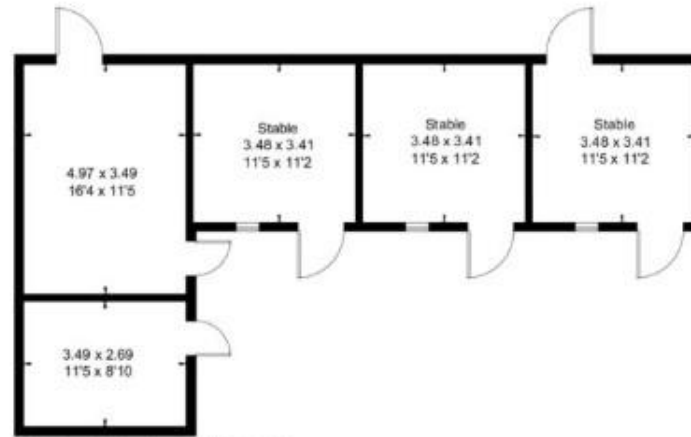




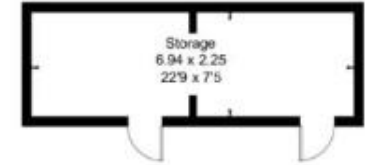
Approximate Floor Area = 193.1 sq m / 2078 sq ft
 Outbuildings = 111.6 sq m / 1201 sq ft
 Total = 304.7 sq m / 3279 sq ft (Excluding Carport)



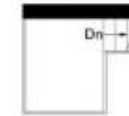
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Mezzanine



First Floor



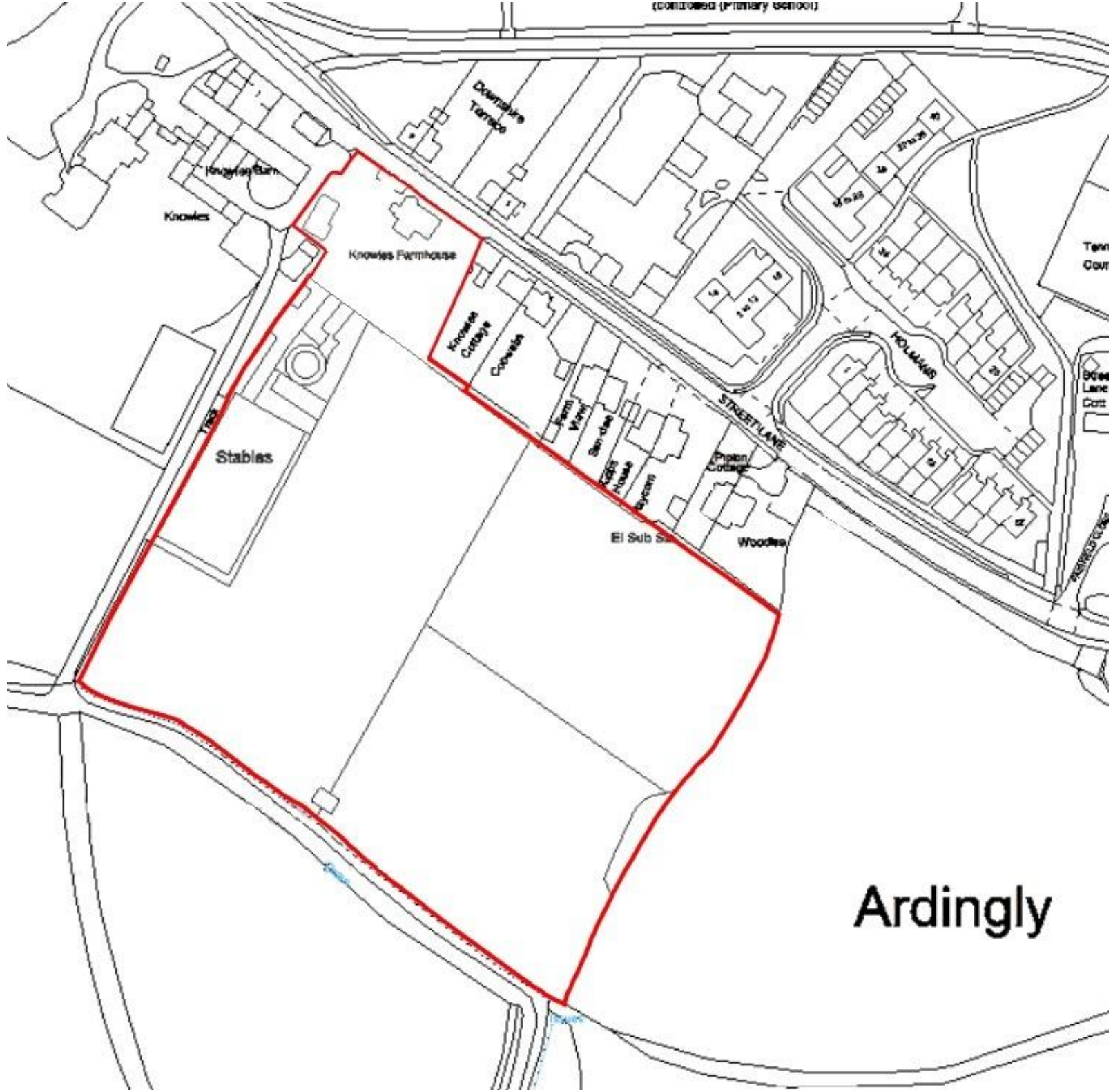
Outbuilding Ground Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110694



Ardingly



CHURCHILL
COUNTRY & EQUESTRIAN

Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

ANTI-MONEY LAUNDERING REGULATIONS In accordance with the Money Laundering Regulations 2017, intending purchasers will be required to provide proof of identity and evidence of financial ability to proceed with a purchase. This information will be requested once an offer has been agreed, and we ask for your cooperation to avoid any delay in the transaction. **PROPERTY DETAILS.** These particulars are intended to give a fair description of the property but do not constitute or form part of an offer or contract. All statements contained within these particulars are made without responsibility on the part of the agent or seller. The agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore cannot verify that they are in working order or fit for purpose. Prospective buyers are advised to obtain verification from their solicitor or surveyor. Information regarding tenure, boundaries, and other legal matters is provided by the seller and has not been verified by the agent. Buyers should seek confirmation from their solicitor. Descriptions, measurements, and distances are provided as a guide only and should not be relied upon as statements of fact. Any areas, measurements, or distances given are approximate. In line with the Consumer Protection from Unfair Trading Regulations 2008, we aim to ensure that all material information is accurate and not misleading. However, if there is any point of particular importance to you, please contact us and we will be pleased to check the information. Prospective purchasers are advised to check the availability of the property before travelling to view. Any reference to alterations or use of the property does not imply that any necessary planning permission, building regulation approval, or other consent has been obtained. Buyers should verify this information independently. These particulars may be subject to change and do not form part of any legally binding agreement.