



The Byre, The Street, Bolney, West Sussex

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# The Byre, The Street, Bolney, Haywards Heath, West Sussex RH17 5PG

A characterful, converted barn, with extensive, versatile accommodation including outbuildings and set in gardens and grounds approaching 2.5 acres.

A23 0.5 miles, Cuckfield 3.6 miles, Haywards Heath mainline station 5.5 miles (London Victoria & London Bridge from 42 minutes), Brighton 13.8 miles, London Gatwick Airport 14.7 miles, Guildford 32 miles, Central London 40 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Utility | Cloakroom  
Kitchen 2 & Office | Playroom | Principal bedroom with en suite shower room | 5 Further bedrooms | Family bathroom | Shower room  
Outbuildings | Garden & grounds | EPC D

## The property

FUTURE DEVELOPMENT POTENTIAL (See addendum.) Set opposite playing fields and woods, The Byre has been transformed and sympathetically enhanced to offer a charming residential home with an appealing façade of red-brick and black weatherboarding and features which include exposed 15th Century timber framing and brickwork. An attractive entrance porch opens to the hallway which leads into a light-filled drawing room with lofty windows and a brick-built fireplace with wood-burning stove. Open timberwork and a step-level change form a divide to the adjoining kitchen/breakfast room where skylight windows and French doors to the outside allow natural light to flood inside this sociable setting. Currently with a cream Aga at its heart, the kitchen has modern, fitted units and display shelving, with solid polished granite work surfaces, A timber-framed aperture opens to the formal dining room offering an area for hosting

guests for those more formal gatherings. Whilst three of the six bedrooms are situated on the ground floor, with an adjacent family bathroom that features an original Victorian 1800's cast iron slipper bath, two stairways rise from the drawing room to reach two upper-level bedrooms. These comprise a bedroom with views over the grounds to the rear and a stunning principal room with part-vaulted ceiling and stylishly appointed en suite shower room. The easterly wing of the property offers options for use as a self-contained annexe, if required. This portion of the home comprises a generous, lower-level home-office with kitchen area and external door, along with a playroom/cinema room with separate WC and features a wrought-iron spiral staircase rising to a spacious bedroom and adjacent shower room.

## Outside

A low-level stone wall fronts the roadway with access onto a gravelled driveway leading to a courtyard where there is ample space for parking. Five-bar wooden gates open to a further driveway running along the edge of the rear of the plot and providing a route to the rustic timber outbuildings which comprise a tractor store and two stable stalls. An attractive garden adjoins the house with a decked terrace offering an outdoor sitting space, which is bordered by picket fencing opening to a brick pathway encircling an area of lawn. Beds are filled with mature shrubs, perennial plants and specimen trees and an ancient, statuesque tree marks the edge of the formal garden. Just beyond, a field offers a naturalistic, green open space providing versatile-use options.

## Location

The Byre is centrally situated in the thriving village of Bolney which offers day-to-day amenities including two public houses, a village hall, playfields, cricket club, community cafe and primary school, along with the Bolney Wine Estate. Plenty of walking and cycling routes in the surrounding countryside are available.













## Floorplans

The Byre, The Street, Bolney

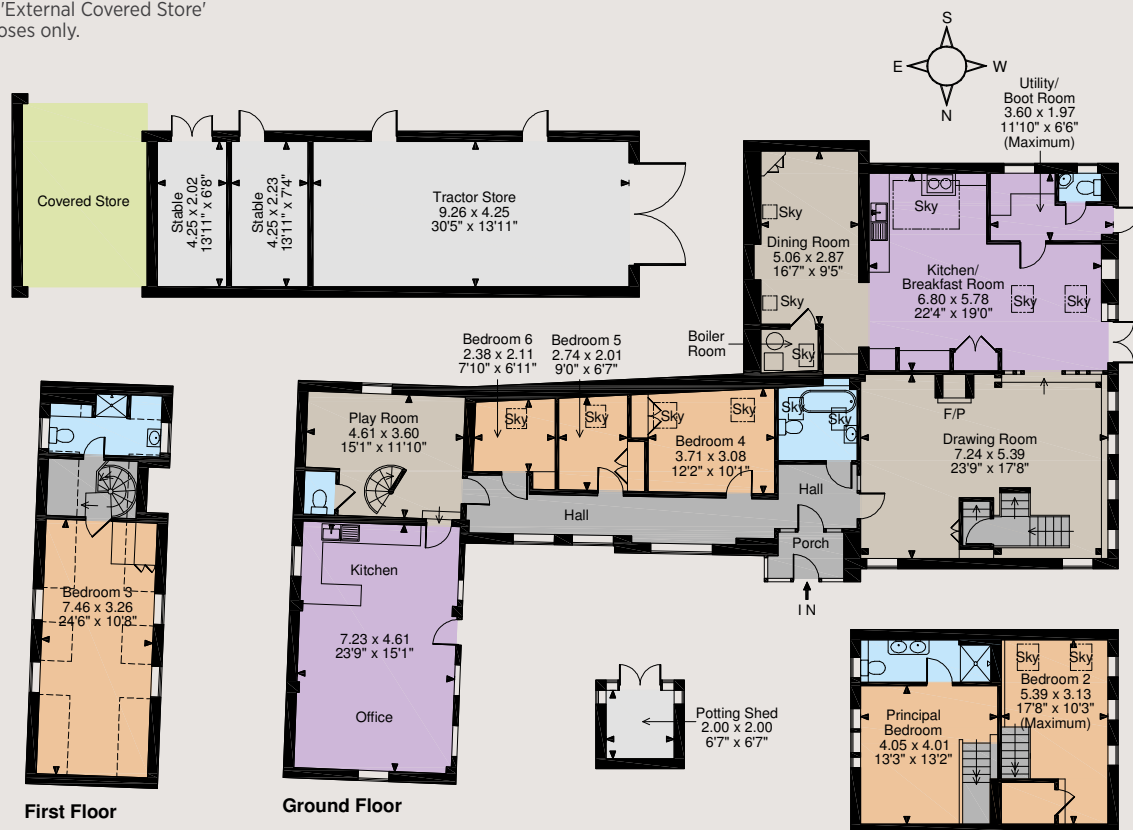
Main House internal area 2,833 sq ft (263 sq m)

Tractor Store internal area 424 sq ft (39 sq m)

Stables and Potting Shed internal area 244 sq ft (23 sq m)

Quoted Area Excludes 'External Covered Store'

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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The village is also conveniently located for access to the A23, which links to the major road networks. A short distance away at Cuckfield are more comprehensive selection of amenities. Haywards Heath has shopping and leisure facilities, the town also provides commuters with frequent services into London and to Gatwick, as well as the south coast towns. There is an excellent range of educational facilities locally both in the private and state sectors, including Bolney village school, Great Walstead, Handcross Park, Hurstpierpoint College, Ardingly College and Warden Park Academy.

## Directions

RH17 5PG

what3words:///expanded.endlessly.pleasing.

## General

**Local Authority:** Mid Sussex District Council.

Tel: 01444 458166

**Services:** Mains water, electricity and drainage. Oil central heating.

**Council Tax:** The property is in Tax Band G

**Tenure:** Freehold

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Guide Price:** £1,250,000

## Horsham

**01403 246790**

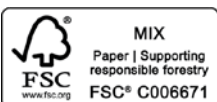
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