

Wealden Barn, Bolney Road  
West Sussex



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A magnificent seven-bedroom home with an annexe and extensive outbuildings, set in stunning gardens and grounds just outside the charming village of Cowfold and surrounded by beautiful countryside

#### Property

Wealden Barn is a sprawling, luxury detached home with a substantial main house and various splendid outbuildings, set in a peaceful and picturesque rural position, just outside the village of Cowfold on the edge of the High Weald National Landscape.

The main house comprises nearly 4,400 square feet of living space, including three generous and comfortable reception rooms. These include the spacious sitting room with its timber beams and galleried landing overhead, as well as French doors to the front and rear gardens and a handsome stone-built fireplace, fitted with a log burner. There is also a palatial dining room with porcelain floor tiles and a chandelier light fitting, and adjoining the kitchen, a breakfast area for informal dining. The kitchen itself measures 28ft and includes stylish modern units and a range cooker, as well as featuring a vaulted ceiling with exposed timber eaves and skylights.

There are two double bedrooms on the ground floor, one with a spa-style en suite bathroom and a second bedroom directly above, while the main staircase leads to a further four beautifully appointed bedrooms, one of which is en suite, plus a family bathroom.

Spacious additional accommodation is available in the annexe, with its airy, generous open sitting area and kitchen to the ground floor. Upstairs there are two immaculate double bedrooms, both of which have elegant en suites.

Outside, the grounds include various impressive outbuildings with additional leisure facilities. These include the cinema room and sauna (with shower facilities), the home gym and the catering kitchen, as well as stores, sheds, stables, a summer house, a lake house and two pergolas. The gardens feature patio areas and a large sheltered barbecue and dining area, an outdoor swimming pool and well-maintained lawns, with grassy paddocks beyond. A pathway leads to the picturesque lake with timber jetty.

4,380 sq ft | 5 reception rooms | 9 bedrooms | 6 bathrooms  
Outside parking | 5.2 acres | Freehold | Rural

Guide price £3,150,000

### Location

The property lies in a semi-rural position close to the village of Cowfold, surrounded by attractive West Sussex countryside. The village offers a range of everyday amenities including a village shop, public house, café and primary school, while more extensive facilities are available in the nearby towns of Horsham and Haywards Heath, both within easy reach, offering a comprehensive selection of shops, supermarkets and leisure amenities. The area is well regarded for schooling, with a number of highly regarded independent schools nearby including Christ's Hospital, Farlington School, Handcross Park and Cumnor House. Communications are convenient, with rail services from Horsham and Haywards Heath providing regular connections to London Victoria and London Bridge, while the A23 and A24 offer access to the M23, Gatwick Airport and the wider motorway network.

Postcode region: RH13

### General

Local authority: Horsham District Council  
Services: Mains water, electricity, oil fired heating to house, LPG to annexe. Private drainage (Klargester) which is compliant.  
Council Tax: G  
EPC rating: E  
Tenure details: Freehold  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





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

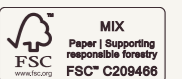
☐☐☐☐ Denotes restricted head height

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