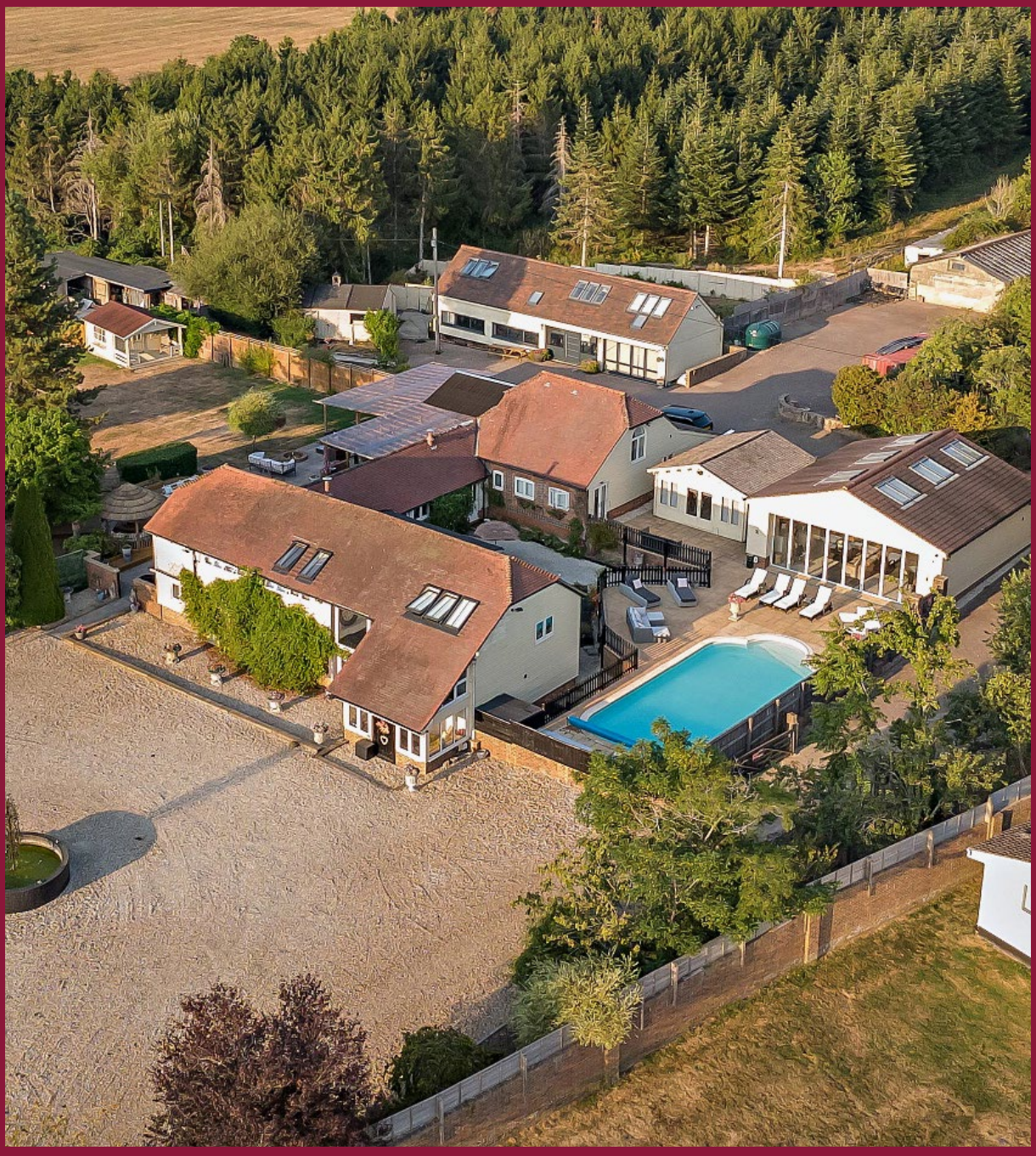
Wealden Barn, Bolney Road
West Sussex



Strutt & Parker

Land and property. Since 1885.

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

Guide price £3,150,000

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 pictureseque lake with timber jetty.

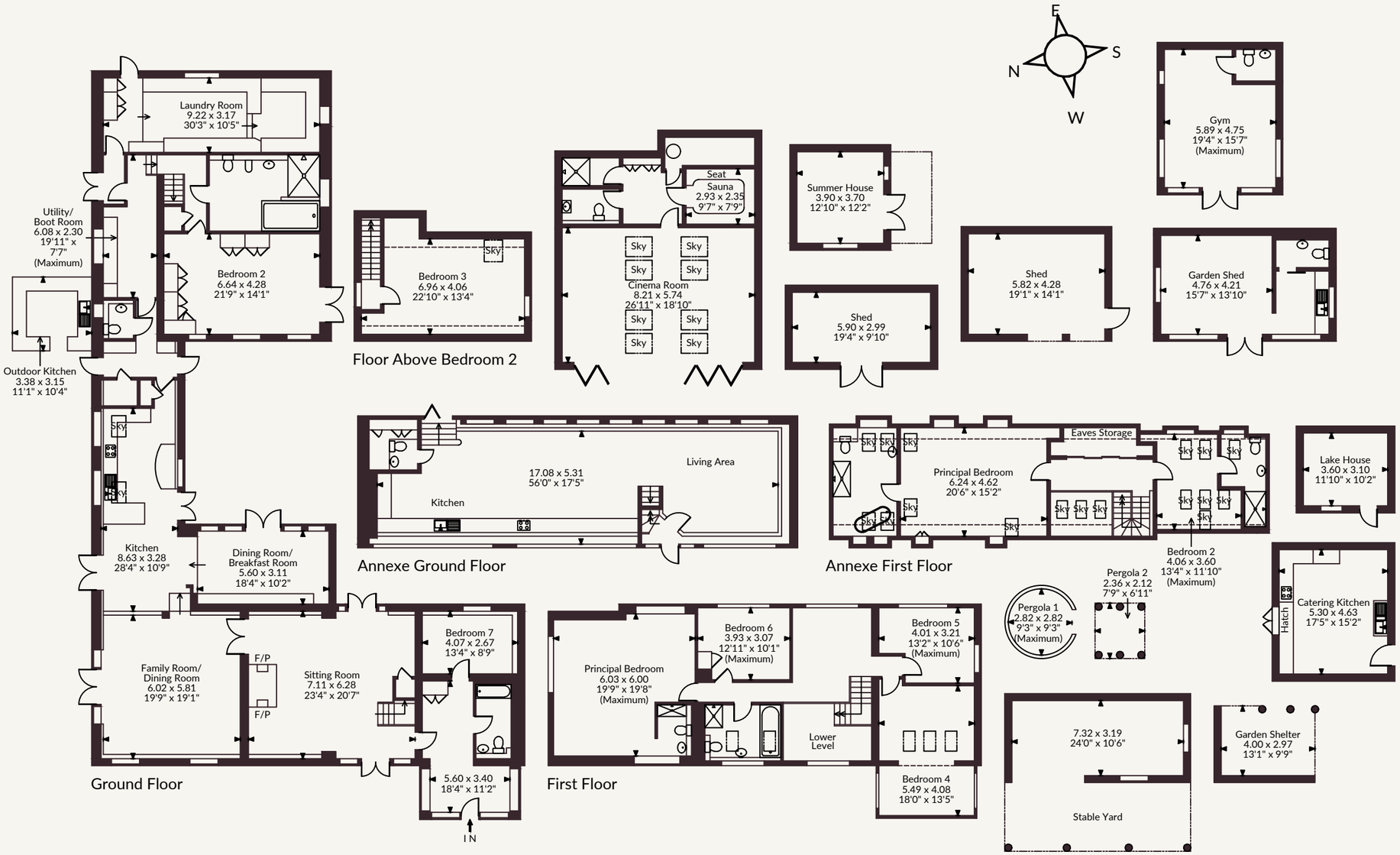
Location

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

Loal 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682073/NJD

Strutt & Parker Guildford
215-217 High St, Guildford GU1 3BJ
01483 306565 | guildford@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026.
Particulars prepared April 2026.

MIX
Paper | Supporting responsible forestry
FSC™ C209466

Strutt & Parker

Land and property. Since 1885.