

Gaskyns, West Sussex

Lyons Road, Slinfold, Horsham, RH13 0QT





A Grade II listed property with comprehensive equestrian and leisure facilities boasting 88 acres.

Attractive, 15th Century five bedroom Country House

Superb barn conversion to home office

Two Guest/Staff Cottages and Flat

Formal Gardens including outdoor swimming pool, tennis court and pond

Indoor swimming pool and gym

Garaging, stores and green house

Extensive Equestrian facilities including 12 stables, indoor arena with viewing gallery, outdoor menage

Post and Rail Pasture Paddocks with water, hacking via the direct access on to Downs Link

In all approximately 88 acres

Price £5,350,000





Gaskyns is a superb Grade II listed family home, approached by a long gated driveway, and located on the edge of the attractive village of Slinfold near Horsham in West Sussex.

The timber framed house, under a Horsham stone roof, is centrally situated within its formal gardens and extensive grounds. The house features period features throughout and presents a blend of character and comfortable family accommodation across well-proportioned principal rooms.



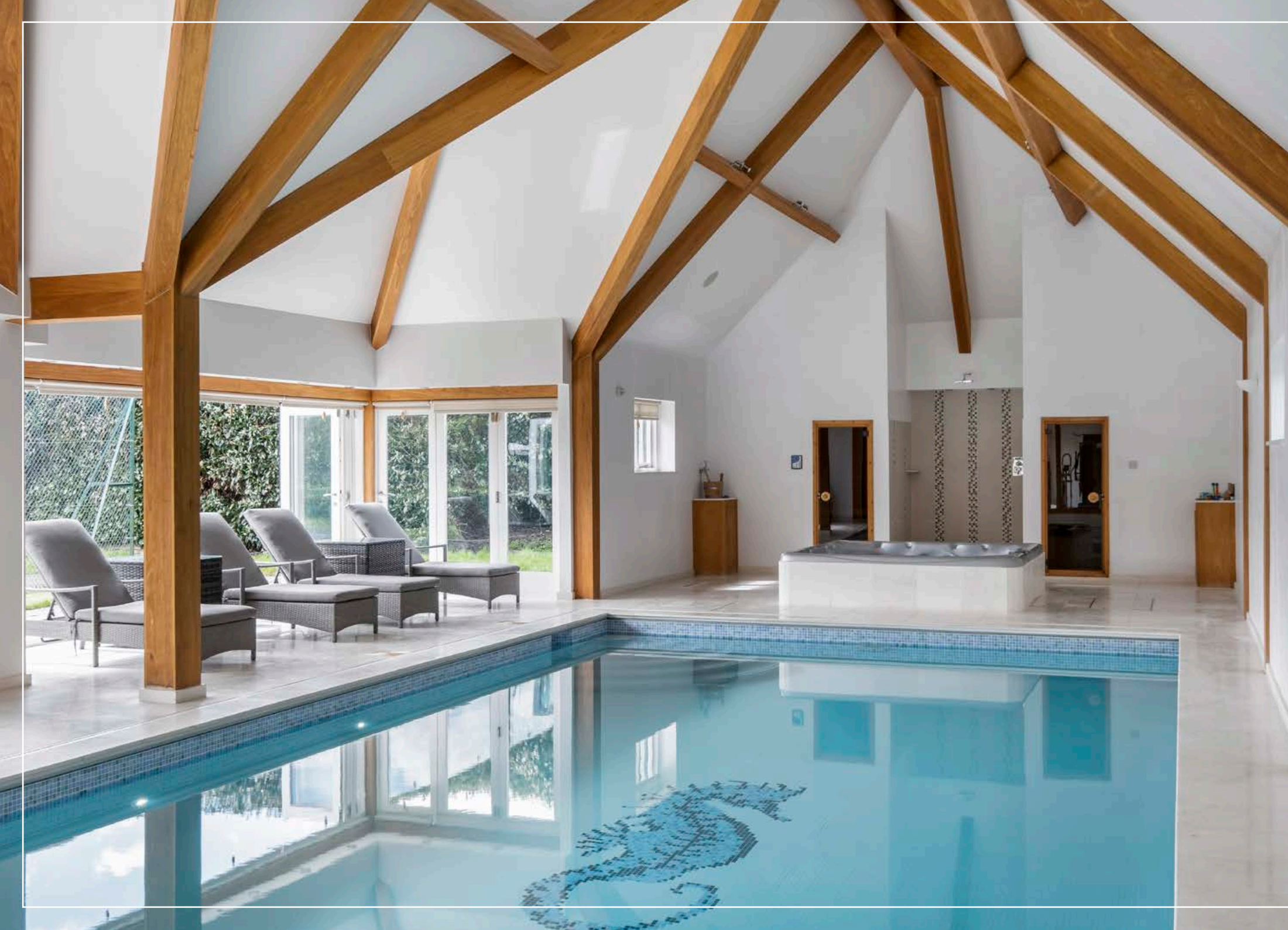
The accommodation includes an entrance stair hall which connects through to the drawing/dining room and inner hallway. The drawing/dining room is the largest reception room in the house and features an impressive inglenook fireplace. The sitting room has been extended to create a light and well-proportioned living space with bi-folding doors leading out to the terrace and south-facing garden. The snug offers further entertaining and family living space with storage. The kitchen was also extended some years ago, creating a large open plan family/dining area. There is further scope to extend the kitchen into an orangery via an existing planning permission granted in May 2023 (reference: DC/22/2337, DC/22/2338).

The accommodation also includes a utility/laundry room, study and cloakroom. Accessed externally is a store and boiler room.

On the first floor the principal bedroom has a dressing room and en-suite bathroom and enjoys views over the gardens and paddocks. There are a further four bedrooms (three en-suite) and a family bathroom.







GARDENS

The house is framed by pretty borders and a duck pond within the immediate driveway. The grounds encompass an outdoor swimming pool and tennis court.

LEISURE COMPLEX & OFFICE

The current owners converted part of the equestrian/farm yard into extensive ancillary facilities including a modern leisure complex with indoor pool, gym, sauna, steam room, spa pool, a store room and plant and boiler room.

Adjoining the leisure complex is the impressive home office which includes an open plan office with a double height ceiling and mezzanine floor above, shower room and kitchenette.

OFFICE FLAT

Adjoining the Office Barn is a flat with accommodation over two floors including a kitchen/breakfast room, two bedrooms, a bathroom, cloakroom and sitting room.

STUD COTTAGE

The bungalow accommodation includes a kitchen, dining room, sitting room, bathroom and two bedrooms. Adjoining but separately accessed is a large utility/laundry room.

STABLE COTTAGE

Situated on the west side of the courtyard, the cottage accommodation includes a kitchen, sitting room which leads into a conservatory, snug, three bedrooms and bathroom.



EQUESTRIAN FACILITIES & LAND

The equestrian facilities are extensive and have been modernised and improved by the current owners.

The facilities include an indoor arena with viewing gallery, which is approximately 118ft (36m) x 56ft (17m). The arena has a sprinkler system to prevent dust from

the sand and rubber surface. There are 12 stables of which 4 are internal, solarium, wash bay, feed room, tack room and store rooms. Beyond the equestrian buildings is an outdoor ménage and multiple well-maintained paddocks with post and rail fencing and connected to mains water.

The current owners have removed some stables historically to provide agricultural machinery storage/workshop space. There is potential, therefore, for further stables across the yard.



Approximate Gross Internal Area
Main House: Main House: 503.1 sq m / 5,415 sq ft
Total: 1197.5 sq m / 12,887 sq ft (inc. outbuildings)
Not to scale. For identification purposes only



Ground Floor



First Floor

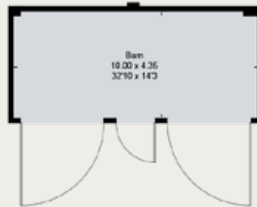


Approximate Gross Internal Area
Office / Gym / Pool Complex: 294.3 sq m / 3,167 sq ft
Office Flat: 71.3 sq m / 767 sq ft
Stable Cottage: 138.8 sq m / 1,494 sq ft
Stud Cottage: 85.0 sq m / 914 sq ft
Garage / Wine Store / Stables: 105.0 sq m / 1,130 sq ft
Total: 626.9 sq m / 6,747 sq ft
Not to scale. For identification purposes only

Approximate Gross Internal Area
Outbuildings: 1,367.7 sq m / 14,818 sq ft
Yard Office: 48.0 sq m / 516 sq ft
Total: 1,415.7 sq m / 15,334 sq ft



Not to scale. For identification purposes only



Not Shown in Actual Location / Orientation



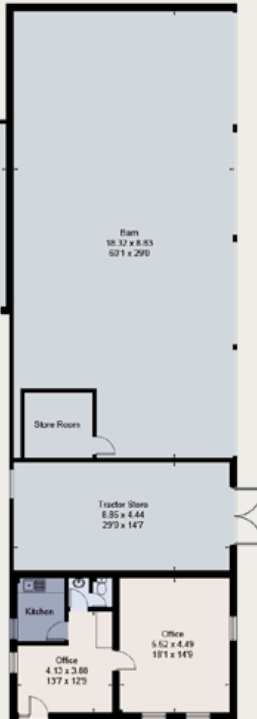
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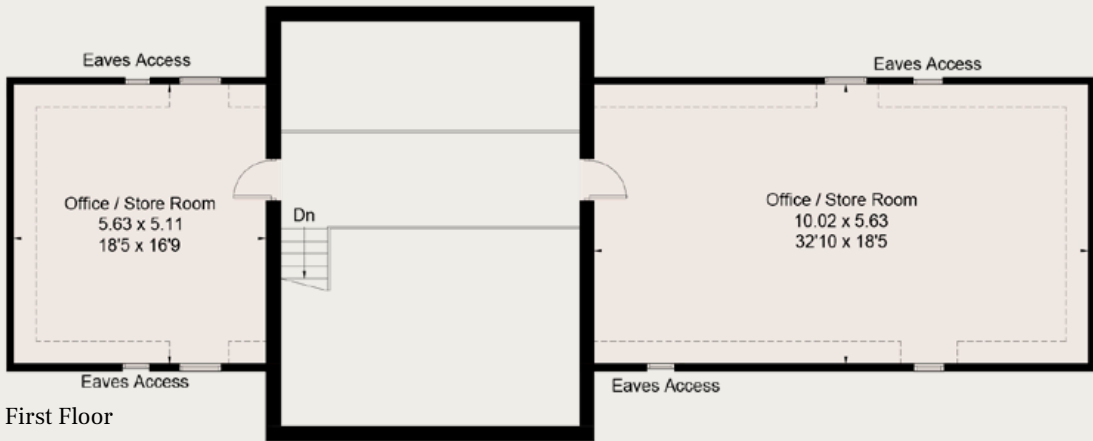
Yard Office



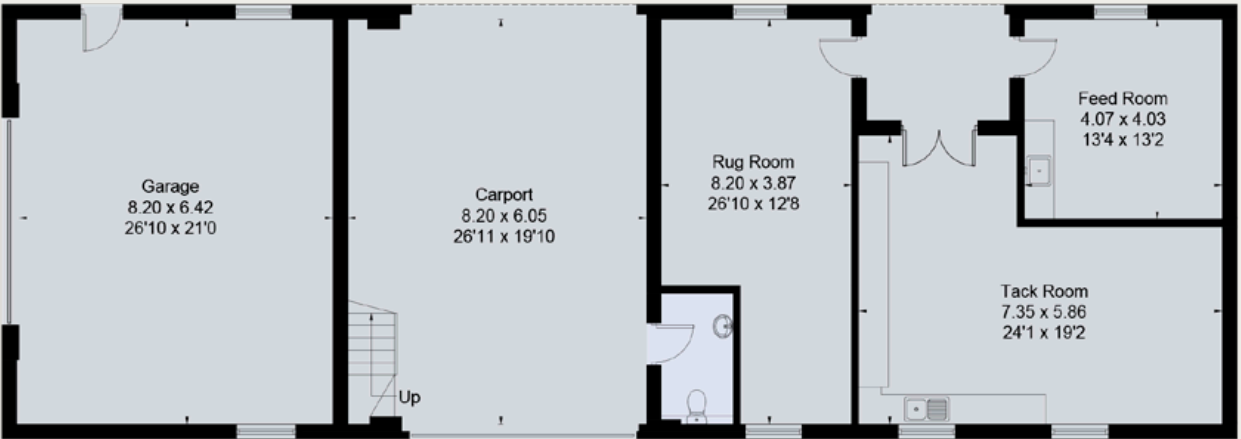
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Approximate Gross Internal Area
Additional Outbuildings: 346.6 sq m / 3,730 sq ft
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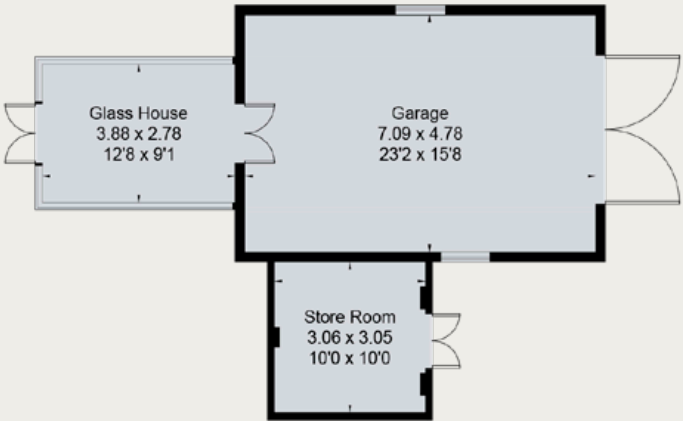


First Floor



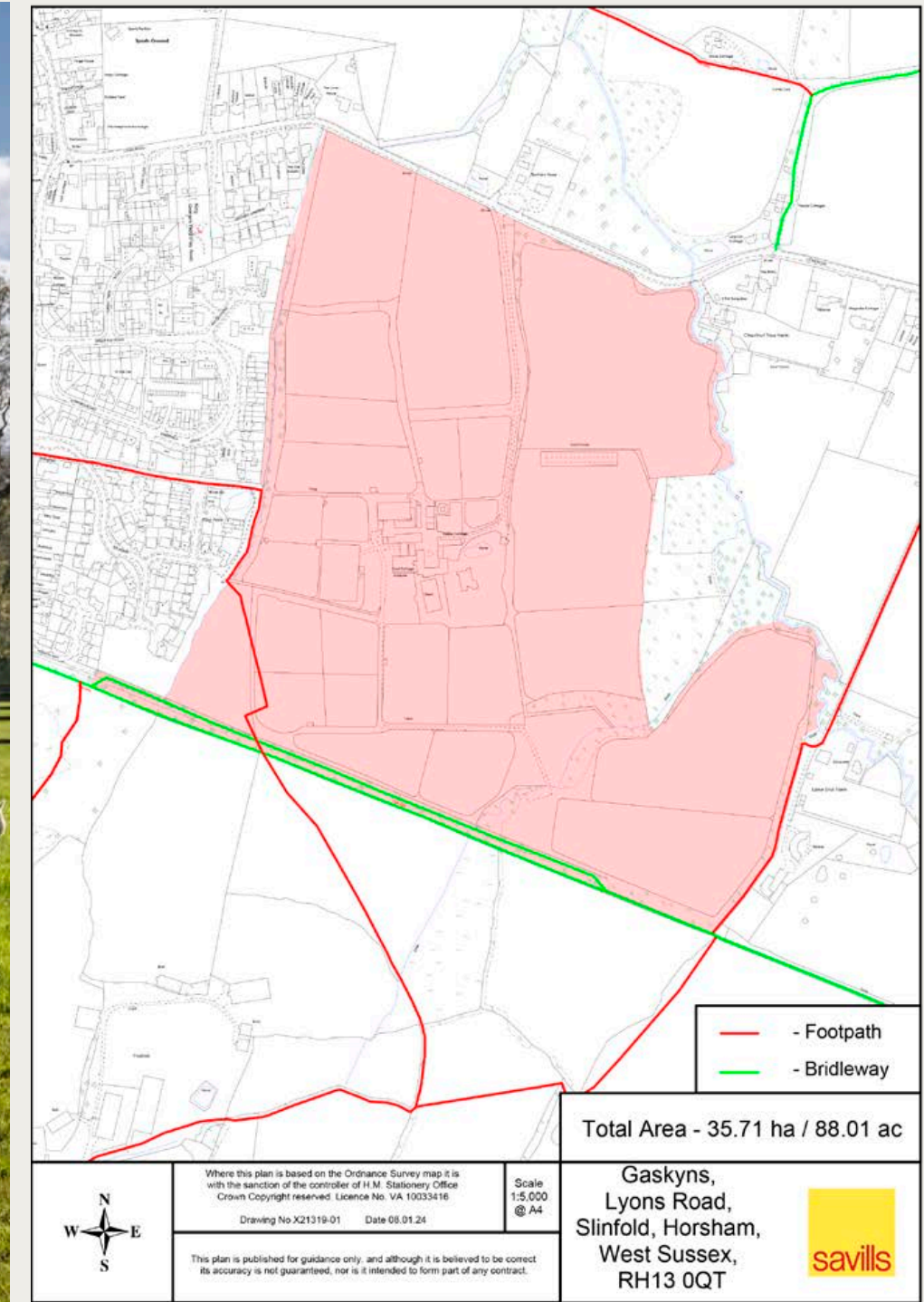
Ground Floor

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Garage / Glass House

Not Shown in Actual Location / Orientation



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Stable Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Stud Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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DISTANCES

- Horsham 3.9 miles (52 minutes mainline train to Victoria and London Bridge)
- Christ's Hospital Station 1.9 miles (62 minutes mainline train to Victoria)
- Guildford 18.3 miles
- Gatwick Airport 18.4 miles
- Brighton 30.4 miles
- London 44.5 miles

(All distances and times are approximate)

PROPERTY INFORMATION

Directions (Postcode RH13 0QT)

What3words – [sideline.lightens.visit](https://www.what3words.com/sideline.lightens.visit)
(takes you to the start of the driveway)

Services

The property is serviced by mains water, electric, oil and private drainage.
An array of 210 solar panels generates an approximate income of between £20,000 to £25,000 per annum, depending on weather conditions.

Local Authority

Horsham District Council.

Council Tax

Main House: Band H.
Cottages: Band D

Method of Sale

Freehold sale by private treaty.

Tenure

The property is available with vacant possession on completion.

Listing

The farmhouse is Grade II Listed.

Photo images from April 2023.



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