



DRAFT

# 10 Wick Farm Small Holdings

Truslers Hill Lane, Albourne, Hassocks



BNP PARIBAS GROUP



## A characterful cottage with large field and woodland extending to 15.09 acres on the edge of the South Downs

A charming semi-detached cottage set in a sought-after rural position just outside the small village of Albourne and on the edge of the beautiful South Downs. The home sits within extensive grounds, which include delightful, secluded gardens and peaceful meadows and woodland, all surrounded by rolling fields and countryside.



**4 RECEPTION ROOMS**



**2/3 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**15.09 ACRES**



**FREEHOLD**



**RURAL**



**1,117 SQ FT**



**GUIDE PRICE  
£625,000**

### The property

This two/three-bedroom semi-detached cottage combines character and charm with generous outdoor space, featuring several original details such as some exposed timber beams and casement windows. The property is set within extensive gardens and grounds, offering both privacy and versatility.

While some areas would benefit from sympathetic modernisation, the accommodation retains its original character and provides a comfortable and practical living environment. The ground floor includes four versatile reception rooms, well suited to everyday family life. These comprise a dual-aspect sitting room with south- and east-facing windows that draw in natural light, a family room with a corner fireplace, a dining room adjoining the kitchen, and a conservatory to the rear with direct access to the gardens. The kitchen is fitted with base and wall units, a 1.5 bowl sink with drainer, and space for a cooker beneath an extractor hood, while an adjoining utility room offers further storage and appliance space.

On the first floor, are two well-proportioned double bedrooms, both with dormer windows and built-in storage, one bedroom also providing access to substantial eaves storage. The first floor is completed by the family bathroom.

### Outside

steps lead to a gated entrance, which opens onto the front garden, with its pathway to the front door. The front garden has an area of lawn bordered by established hedgerows and shrubs. A driveway to the south leads through the woodland and provides parking and access to the large detached garage. The garden at the rear of the cottage features areas of patio for al fresco dining and a wealth of established shrubs and flowering perennials, with the potential for further landscaping. There is also a small brick-built outhouse and a larger garden store and workshop. To the side, the large area of woodland provides a peaceful and secluded escape, and is a haven for wildlife, and further to the rear is the large 14 acre field.





## Location

The property is situated in an idyllic rural position just outside the small village of Albourne and within easy reach of Hurstpierpoint, Hassocks and the sought-after town of Burgess Hill on the edge of the stunning South Downs National Park. There is a primary school in the village, while Hurstpierpoint offers a range of shops, restaurants, cafés, and leisure facilities, with schooling including the independent Hurstpierpoint College. Burgess Hill provides further amenities, including large supermarkets, while the vibrant and bustling coastal city of Brighton and Hove is approximately eight miles to the south. Mainline train services are available from Hassocks and Burgess Hill (56 and 50 minutes to London Victoria respectively), while by road, the A23 provides routes towards Gatwick Airport, the M23 and London beyond.

## Best and Final Offers

The property is being offered For Sale by Informal Tender and will be marketed for a period of four weeks, following which, all interested parties are to submit their Best and Final Offer in writing to Strutt &

Parker's Lewes office by midday on Wednesday 24th September 2025. It is intended that a quick decision will then be made, so that solicitors can be instructed immediately. For your guidance, we recommend that your offer:

- 1) Is for a specific sum of money and should be for an odd sum to reduce the chance of identical offers being received. Only one offer per person will be considered.
- 2) Confirms your buying position; ie, any related property sale or if mortgage finance is required. Please confirm that the purchase will not be dependent on any other matter.
- 3) Confirms how quickly you are prepared to exchange contracts, or whatever timescale is relevant to your offer.
- 4) Confirms the required date for completion.
- 5) Is in writing (either a hardcopy or by email) addressed to Adrian Passingham at Strutt and Parker Lewes Office.
- 7) Includes the name, address and telephone number of your solicitor.



## Distances

- Hurstpierpoint 3.1 miles
- Hassocks 4.7 miles
- Burgess Hill 6.9 miles
- Brighton & Hove 8.0 miles
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## Nearby Stations

- Hassocks Station
- Burgess Hill Station
- Plumpton Station

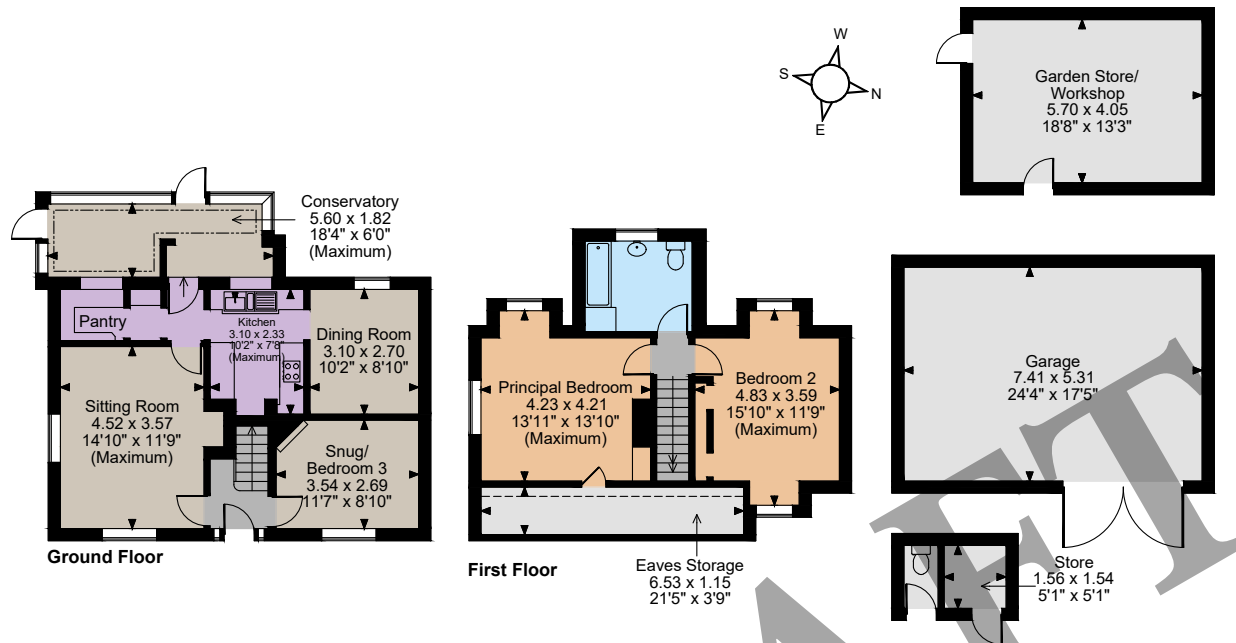
## Key Locations

- Ditchling Beacon
- Jack and Jill Windmills
- Ridgeview Wine Estate
- Plumpton Racecourse
- Devil's Dyke
- Nymans (National Trust)
- Arundel Castle

## Nearby Schools

- Hurstpierpoint College Preparatory School
- Hurstpierpoint College
- LVS Hassocks
- Burgess Hill Girls
- Handcross Park School





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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 1,117 sq ft (104 sq m)

Garage internal area 424 sq ft (39 sq m)

Garden Store/Workshop internal area 291 sq ft (27 sq m)

Total internal area 1,832 sq ft (170 sq m)

For identification purposes only.

## Directions

BN6 9DU

what3words: ///riverbank.supper.battle

## General

Local Authority: Mid Sussex District Council

Services: Mains water, electricity and drainage. Oil fired boiler.

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

Council Tax: Band B

EPC Rating:



**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. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

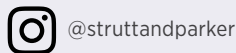
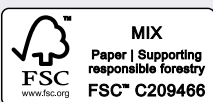
## Lewes

201 High Street, Lewes, East Sussex BN7 2NR

**01273 475411**

branch@struttandparker.com

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