



Park Farm, Wheatsheaf Road, Woodmancote, Henfield
West Sussex



Park Farm Wheatsheaf Road, Woodmancote, Henfield, West Sussex BN5 9BA

A small rural estate of just under 17 acres, to be sold as a whole or in 5 lots

Lot 1: Park Farm House

Guide Price: £2,000,000

Henfield 1.7 miles, Hayward's Heath 10.0 miles, Horsham 11.0 miles, M23 (Jct 11) 13.2 miles, Brighton 13 miles, Gatwick Airport 28 miles

Drawing room | Billiard room | Sitting room
Morning room | Snug | Office | Dining room
Kitchen/breakfast room | Laundry
2 Cloakrooms | Principal bedroom with en suite dressing bathroom | 4 Further bedrooms, 1 en suite with dressing room | Dressing room
Family bathroom | WC | Annexe with sitting room, kitchen, store, 2 bedrooms & bathroom
Gardens & grounds | EPC Rating TBC

The property

A Grade II listed 8 bedroom period farmhouse of exquisite character, standing in gardens and grounds of approximately 7.4 acres, with traditional benefits including tennis court and heated swimming pool. The property is located 2 miles north west of the village of Henfield, accessed from a roadway off the B2116 Wheatsheaf Road. The history of a dwelling at Park Farm goes back to medieval times, with certainty that the first addition to the original Tudor house was completed in 1776. The building was substantially extended between the wars to provide a pair of opposing wings. Today the accommodation is extensive with good head heights and makes for a wonderful family home. The property requires modernisation. Features include, flagged floors, exposed stone and brick walls, inglenook fireplaces, a plethora of oak beams and leaded

light mullioned windows. A cellar is accessed from the kitchen with an adjoining under-croft approached from the outside. An oil fired AGA is to be found in the kitchen with optional LPG cooker.

Outside

Outside the driveway terminates in a gravel parking and turning area in front of the house flanked by a double open garage. Within the gardens a hard tennis court and heated swimming pool can be found. The pool area is enclosed by evergreen hedging and has a hut with the pool plant equipment together with a kitchenette and changing area.

Location

Park Farm lies in on the edge of the low Weald, not far from the South Downs National Park and some 2 miles east of the village of Henfield, a community of shops and other businesses including several pubs, a beautiful Anglican church and a busy leisure centre. The High Street offers all everyday shopping including a supermarket, pharmacy with a library close by. Henfield has an excellent primary school and falls within catchment of Steyning Grammar school. The area is richly served with independent schools including Lancing and Hurstpierpoint Colleges, Burgess Hill Girls and Brighton College. The nearest mainline railway station is a Hassocks (6 miles to the east) providing fast regular services into London Bridge and Victoria. Brighton city centre is about 20 minutes drive as is Gatwick airport and the M25. Horsham, the county town has outstanding retail and restaurant facilities and is again, about a 20 minutes drive to the north west. SPORTING AMENITIES, Polo at Knepp Castle and Cowdray. Country Club and Spa at Wickwoods, Albourne. Leisure centre and gym at Henfield.

Services: Mains water, electricity and private drainage. (full details to be provided on request)

Council Tax: The property is in Tax Band G

Tenure: Freehold









LOT 2: Chess Barn.

Guide Price £1,200,000

Kitchen | Utility room | Dining area | Living room | Study | 4 Bedrooms | En suite and family bathroom | 3 Car barn | WC | Garden | EPC H

The property

A gravel driveway leads to the front of the property and 3 car barn style garaging. The accommodation comprises an entrance hall, utility room, WC, fitted kitchen, dining room open to dramatic vaulted drawing room with large minstrel gallery, a study, 3 ground floor bedrooms and a bathroom. The gallery leads around to the glass enclosed master bedroom and ensuite bathroom on the first floor with a personal staircase returning to the hall. A south facing terrace is accessed through double doors off the drawing room with corresponding doors opening onto the north lawns.

Outside

The gardens are laid to lawn and terminate at one end into an area of wooded copse. The Chess stream runs along the northern boundary of the garden with the paddock beyond, in all the grounds extend to 3.6 acres.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity and private drainage (full details to be provided on request)

Council Tax: The property is in Tax Band H

Tenure: Freehold



LOT 3: Park Farm Cottages.

Guide Price £700,000

Cottage 1

Kitchen/diner | Sitting room | WC | Utility room
2 bedrooms | Family bathroom | EPC Rating E

Cottage 2

Kitchen/diner | Sitting room | WC | Utility room
2 bedrooms | Family bathroom | EPC Rating E

The Property

The Cottages comprise a pair of semi-detached, two bedroom properties, built in the earlier part of the last Century and set in grounds extending to 2.95 acres. The cottages are a back to back configuration with their front doors facing east and west respectively. Protected by storm porches the accommodation extends to a sitting room with open fireplace, kitchen dining room, useful utility room and ground floor WC. Upstairs there are two good sized bedrooms and a large bathroom.

Outside

Outside the gardens are open to one another being laid to lawn

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity and private drainage.(full details to be provided on request)

Council Tax: The property is in Tax Band D

Tenure: Freehold





LOT 4: Barns adjoining Park Farm House.

Guide Price £300,000

The Property

The farmyard, stables and outbuildings lie to the east of the main house comprising a large oak framed threshing barn, 7 loose boxes, tack room, a steel framed open barn and a 10 stall piggery. To the front of this area is a wide concrete apron. In all the grounds extend to 0.94 acre.

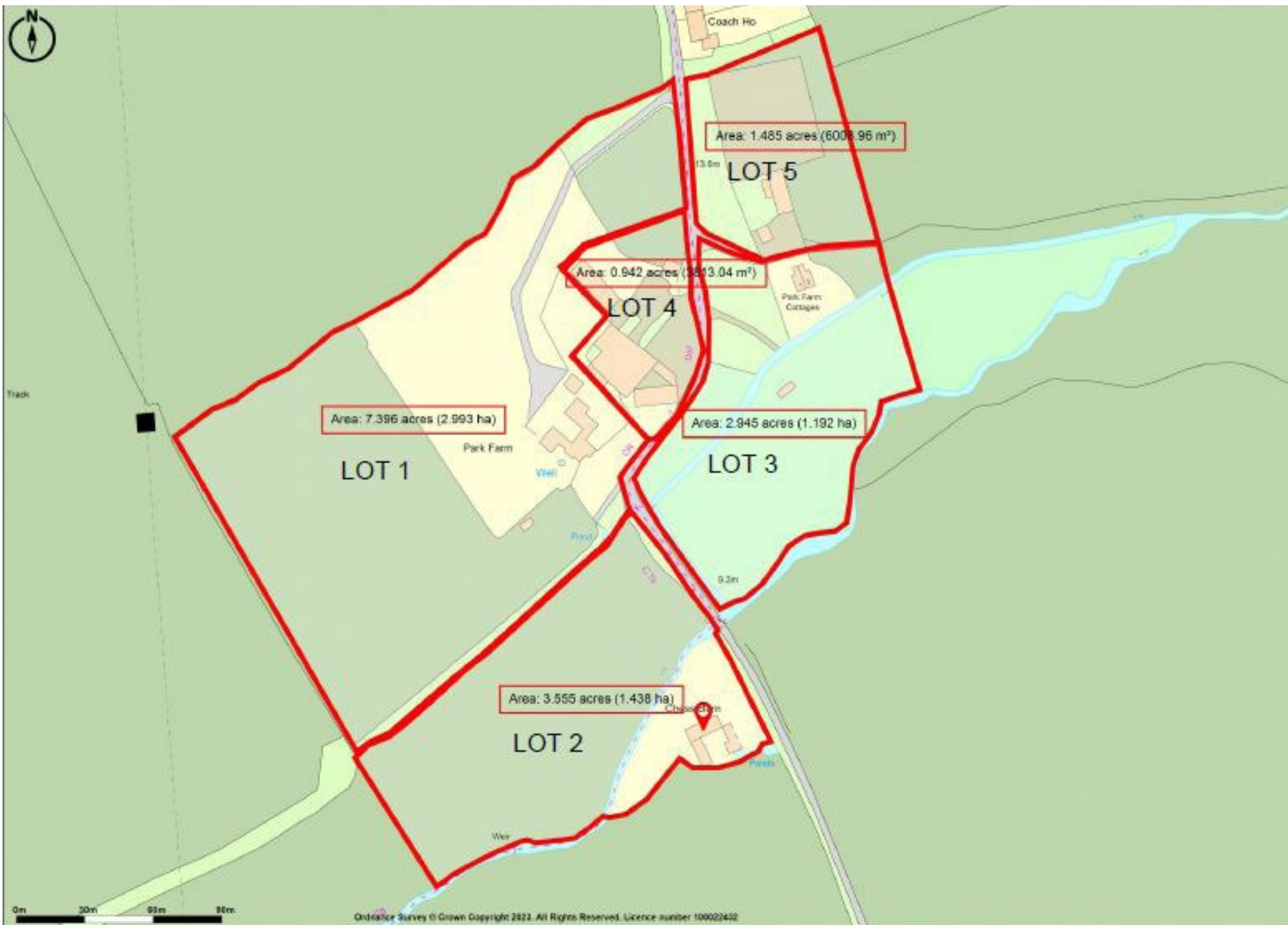
LOT 5: The Granary.

Guide Price £300,000

Outside

A 45m x 45m ménage is enclosed by post and rail with a lean-to jump store against the grain drier which lies further east of the farmyard. The drier itself measures about 16m x 6m and has stood at Park Farm for in excess of 40 years. In all the grounds extend to 1.5 acres.

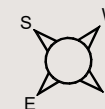






Floorplans

Park Farm, Wheatsheaf Road, Woodmancote
Park Farm internal area 5,290 sq ft (491 sq m)
Chess Barn internal area 2,153 sq ft (200 sq m)
Cottage internal area 1,437sq ft (133 sq m)
Total internal area 8,880 sq ft (824 sq m)
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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Direction

Leave Henfield to the north along the A281 London Road, after 0.75 mile turn right onto the B2116 Wheatsheaf Road, after 0.8 mile, immediately after Marthas Barn turn right and Park Farm will be found after approximately 0.25 mile

General

Local Authority: Horsham District Council
tel: 01403 215100

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