



South House Farm | Marringdean Road | Billingshurst | West Sussex | RH14 9HH





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Occupying an exceptional location, a beautiful, Grade II listed, Sussex farmhouse with ancillary accommodation, stables, and outbuildings. The total grounds amount to about 20.42 acres. Now for sale as a whole or available to purchase in 3 separate lots. The property is approached via a long lane, over half a mile from Marringdean Road. Being sold for the first time since 1967 having served three generations of the same family as a wonderful family home. The farmhouse and party barn have origins believed to date back to 1400. The current owners have looked after the property well, with significant restoration and improvements having taken place.

The additional potential at the farm includes a magnificent party barn and attached cottage plus catering kitchen that, subject to consent, will convert to make an exceptional, character home with swimming pool and pond.

The large old hen house has planning pending for a detached cottage which would be set in its own grounds of 2.35 acres.





Lot 1.

Set in grounds of 17 acres is the Grade II listed farmhouse. A wealth of character and exposed timbers await you as you enter this wonderful period home. The drive and approach set the scene and gives access to the gardens and grounds as well as the paddocks, stable block, tack room and 2 workshops. Attached to the stable block is a 2 bedroom cottage and a large pole barn is located just beyond.

Guide Price. £2.2 million.

Lot 2.

Set in grounds of just under an acre is the wonderful party barn, catering kitchen, and cottage. The barn has immense character with a wealth of exposed timbers, the base and floor have in the recent past been relaid and the stone base to the timber frame rebuilt. The character of the barn has not been compromised and the vendors have installed insulation to the walls and vaulted ceiling. The barn together with the catering kitchen and cottage are considered ideal to be converted (subject to consent) to make a very impressive home. To the outside there is a swimming pool with pool house and pump room. A pond is located to the rear of the grounds and there is also a workshop and old hay barn.

Guide Price. £950,000.

Lot 3.

Set in grounds of 2.35 acres is The Old Hen House. This substantial outbuilding is of timber construction and forms the footprint for a pending planning application (DC/22/0435). A rare chance to purchase a wonderful plot set in this fine location.

Guide Price. £650,000.



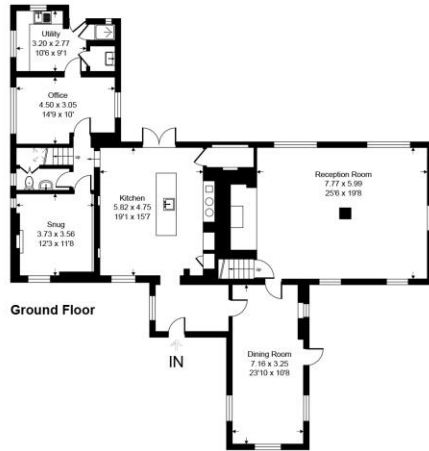


South House Farm, RH14

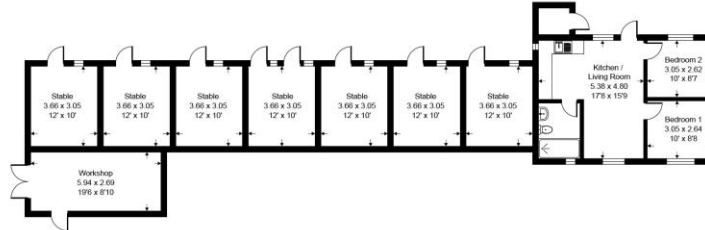
Approximate Gross Internal Area = 298 sq m / 3203 sq ft
Approximate Outbuildings Internal Area = 669 sq m / 7196 sq ft
Approximate Total Internal Area = 967 sq m / 10399 sq ft



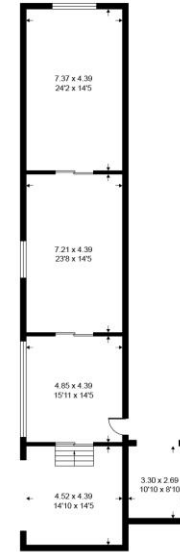
First Floor



Ground Floor



Stables Cottage



Old Hen House

Council Tax
Band = G.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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