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# One of the finest settings in the South of England

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Warninglid, Haywards Heath, West Sussex RH17 5TG

Haywards Heath 6 miles (London Victoria from 45 mins), Horsham 7 miles,  
London Gatwick 13.5 miles, Brighton 17 miles, Central London 39 miles





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*Features:*

Lydhurst House  
Formal Gardens, Walled Garden, Specimen Trees  
Lakes and Parkland  
Aunt's House  
Stable Cottage & Flats  
1 & 2 Gardener's Cottage  
1 & 2 Stonedelph Cottages  
Two Gate Lodges  
Little House  
Estate Buildings & Office  
Farm Buildings  
Pasture, Arable land and Woodland

About 222 acres (90 ha)

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For sale as a whole



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A private oasis with breath-taking views  
less than 40 miles from Central London

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A charming country estate in the  
High Weald Area of Outstanding  
Natural Beauty in West Sussex

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Curved bay  
windows take in the  
stunning views

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The attractive principal house is in an enviable position with far reaching views to the South Downs

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An avenue of Copper Beech flank the drive

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The park borders the charming and picturesque village of Warninglid

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Stunning and extensive  
landscaped gardens

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Architectural  
planting includes  
a formal mature  
yew avenue

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‘At this place during 1940 / 41 the Local Defence Volunteers (LDV) later renamed the Home Guard watched and waited to repel the invasion of England’

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The walled garden is planted parterre style with box and sage hedges, cherry trees, a pleached beech hedge, herbaceous borders and a rose covered walkway

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Attractive lakes and ponds

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*Aunt's House*



*Stable Flats and Cottage*



*Gardener's Cottage*



*Gate Lodge North*



*1 Stonedelph*



*Little House*



*2 Stonedelph*



*Estate buildings*



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About 101 acres of mixed  
broadleaf woodland

79 acres of farmland

25 acres of parks and paddocks

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# Mature woodlands could accommodate an entertaining family shoot

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# The Lydhurst Estate

West Sussex

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One of the finest settings in the  
South of England

A private oasis with breath-taking views  
less than 40 miles from Central London

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The Lydhurst Estate, Warninglid, Haywards Heath, RH17 5TG

Haywards Heath 6 miles (London Victoria from 45 mins), Horsham 7 miles,  
London Gatwick 13½ miles, Brighton 17 miles, Central London 39 miles

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## Features

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Lydhurst House

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Formal Gardens, Walled Garden, Specimen Trees  
Lakes and Parkland

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Aunt's House

---

Stable Cottage and Flats

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1 and 2 Gardener's Cottages

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1 and 2 Stonedelph Cottages

---

Two Gate Lodges

---

Little House

---

Estate buildings and office

---

Farm buildings

---

Pasture, arable land and woodland

---

About 222 acres (90ha)

For sale as a whole



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## The Estate

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### Lydhurst is a charming country estate in the High Weald area of outstanding natural beauty in West Sussex

The attractive principal house in an enviable position is at the heart of the Estate, approached through established parkland and looking over the mature landscaped gardens, lakes and woodland, with far reaching views to the South Downs. There is also a traditional walled garden with greenhouses, an estate office and outbuildings and various houses and cottages. The land includes about 101 acres (41 ha) of woodland, and 79 acres (32 ha) of farmland and a further 25 acres (10 ha) of parkland. The estate is about 222 acres (90 ha) in all.

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## Situation

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The Lydhurst Estate is in the High Weald Area of Outstanding Natural beauty with exceptional views across the surrounding countryside. The park borders the charming and picturesque village of Warninglid to the east.

There is a traditional local pub in the village, The Half Moon, which is well regarded for its food. In nearby Handcross (3 miles) there are a small supermarket (with post office), a butcher, newsagent and hardware shop. A comprehensive range of goods and services are available in the historic market town of Horsham (7 miles) including Waitrose, Sainsburys, M&S and a wide range of independent boutiques, shops and restaurants.

Transport links in the local area are good; a bus service between Horsham and Warninglid operates daily. There are trains from:- Horsham to London Victoria (from 53 minutes), and Gatwick (from 22 minutes); Haywards Heath (6 miles) to London Bridge (from 48 minutes), Gatwick (from 11 minutes) and Brighton (from 17 minutes). The M23 is 1.2 miles away from where central London is 39 miles and Brighton 17 miles.

There is a state primary school in Warninglid and a selection of schools nearby including Brambletye, Cottesmore, Hancross Park, Cophorne and Tavistock Preparatory schools as well as Charterhouse, Brighton College, Hurstpierpoint, and Ardingly College,

Tonbridge, Cranleigh, and Burgess Hill, Roedean, Farlington and St Mary's, girls schools.

There are a wide range of recreational activities in the area including:- Racing at Goodwood, Brighton, Plumpton, Fontwell and Lingfield; Golf at Adbourne, Haywards Heath, Mannings Heath and Pyecombe; Hickstead All England Showjumping Course (6 miles); Glyndebourne (25 miles); Chichester Festival Theatre (34 miles); and Sailing and water sports on the south coast (20 miles).

The name Warninglid is thought to originate from two words "Werna Gelad" meaning Werna's Path. In the village there is a place-sign which depicts a Viking warrior with a spear and the words "Werna Gelad", below.

Warninglid, or Warninglyth, as it was known in the 1300s, is thought to have Saxon origins with mediaeval iron-industry connections. It has won the Best-Kept Village competition three times and been runner-up on six other occasions. The village centre was the first of six conservation areas in Sussex.

St Andrew's Church, built in 1935, has some of the finest examples of modern stained glass in the south of England. On the outskirts of the village, old buildings like Bells Farm, Harveys Farm, Freechase Farm, Portways Farm and Routwood, mostly houses now, all date from the 15th and 16th centuries.

# Floorplans for Lydhurst Estate

This measured survey does not form part of any structural survey. Whilst we have taken every care to measure the property, we have not measured any areas that are hidden or concealed or where reasonable access is unavailable.

No assumptions should be made as to the construction type or material of any detail on the plans.

Illustration for identification purposes only. Not to scale.





# Lydhurst

Lydhurst is a well positioned south facing Edwardian country house built in the late 1930's. A covered portico leads to the front door and into the large reception hall with pillars, and decorative corning which runs through much of the house. On the ground floor there are four generously proportioned principal receptions rooms, all leading off the

main hall and each with an open fire place, and access to the garden terrace which surrounds the house to the south and west. The drawing room and dining room at the front of the house have large curved bay windows taking in the stunning views of the gardens with the South Downs on the horizon. The kitchen is on the east side of the house and has a four oven oil fired AGA. Through the kitchen in the back hall, where the second staircase leads to the first and second floors, there are various stores, a larder and a pantry with sinks, and a door to the cellar, and the boot room.

In the north west corner of the house there is an annexe (accessed from the main house next to the kitchen and by a door to outside from the bedroom). The annexe has a double bedroom, bathroom and sitting room. Please note there is not a kitchen in the annexe.

On the first floor, (via the main stairs in the reception hall, and a second back staircase) there is a south facing master bedroom suite with an open fire in the bedroom and a balcony outside above the curved bay window below. Next door there is an en-suite bathroom in the

art deco style and a door to a generously sized dressing room with space for a single bed and a ladies bureau.

There are a further three bedrooms on this floor, all with en-suite bathrooms. The other south facing bedroom also has a balcony. There are also two linen cupboards and a separate WC.

On the second floor there are four attic bedrooms and two bathrooms as well as access to the water storage tanks and a store room.



First Floor



Second Floor

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## *Games Room*

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Close to the house there is a stand-alone games room, with an open fire, sitting room area and space for a snooker table.



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## *Gardens*

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Lydhurst has stunning and extensive landscaped gardens. A terrace wraps around the southern and western elevations of the house and looks over lawns, including a croquet lawn, close to the house. Beyond these lawns the ground gently undulates dropping down to ponds and a haha creating a boundary between the gardens and the wider estate. The lawns are interspersed with specimen trees and decorative water features. Architectural planting includes a formal mature yew avenue, and numerous paths wend their way through the landscape for gentle after dinner strolls to admire the spectacular views.

Discreetly positioned on the edge of the garden there is a statue of a man in a soldier's uniform, 'The Look Out' as a memorial to the Home Guard in the Second World War.



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## *Walled Garden*

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Close to the house there is a traditional walled garden, Gardener's Cottage 1 and 2 (semi-detached) on the west side, and the former stable block (now a cottage and two flats) to the east. The garden has been well maintained. The southern portion of the garden is planted parterre style with box and sage hedges, cherry trees, a pleached beech hedge, herbaceous borders and a rose covered walkway. The northern portion of the walled garden is home to various greenhouses and cold frames and is bordered by the traditional red brick potting shed to the north.



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## *Parkland*

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Lydhurst is approached through attractive parkland. An avenue of Copper Beech flanks the drive and there are other mature trees dotted across the park. To the north of the park there are some smaller grass paddocks, and to the south the largest of the estates lakes.

## Aunt's House

On the ground floor there is a large kitchen with space for a dining table, and an open fire; a sitting room with windows at both ends and an open fire; a cloakroom and WC, boiler room, and utility room. Upstairs, there is a master bedroom with en-suite bathroom, and another two double bedrooms with en-suite bathrooms (one with a shower only).



First Floor



Ground Floor

## Gatehouse North and Gatehouse South

Either side of the front gates, in the village of Warninglid, flanking the lily pond and bridge there are two gate lodges built in 1975 on the site of the old 'Home Farm' buildings.

Gatehouse North and Gatehouse South have a similar internal layout. Both have a kitchen diner, sitting room, shower room and integral garage on the ground floor. Upstairs they both have three bedrooms and a bathroom. Outside they each have a parking area off the main estate drive, and a lawned garden.



First Floor



Ground Floor



First Floor



Ground Floor

## Stable Cottage Flats and Coach House

Stable Cottage and Stable Flats 1 and 2 are in the former stable block on the edge of the walled garden, and still retain some of the original features.

## Stable Cottage

The front door leads into the ground floor kitchen / breakfast room which has a dining room next door. There is also a sitting room on this floor, which has a large curved picture window looking onto the walled garden, and a wide hall. Upstairs there are three bedrooms and a bathroom. A large floored loft room is accessible from the first floor landing and also via an external staircase. This may be suitable for conversion to create additional living space for either of the flats or the cottage (subject to obtaining the relevant permissions).



## Stable Flat 1

A spacious ground floor flat with arched windows to one side looking into the walled garden. There are a kitchen, separate dining room, sitting room with open fire, two bedrooms, a bathroom and a boiler room all at ground floor level.



## Stable Flat 2

The ground floor entrance leads to a small hall and stairs to the first floor flat. At the top of the stairs there is a small kitchen area and bathroom. Through the kitchen there is a dining room and through the dining room a hall leading to a sitting room with open fire, and a bedroom, as well as a door to the previously mentioned loft store.

## Garden Cottages

A pair of semi-detached cottages on the west side of the walled garden.

## Garden Cottage 1

On the ground floor there is a kitchen, separate dining room and a sitting room with an open fire. Upstairs there are three bedrooms a bathroom and a sizeable walk in wardrobe.

## Garden Cottage 2

There are a kitchen, separate dining room with a wood-burning stove, and sitting room with an open fire, and an additional reception room (currently used as a bedroom) on the ground floor. On the first floor there are two bedrooms and a bathroom.



## Stonedelph Cottages

A pair of detached cottages positioned opposite one another either side of the estates back drive not far from the entrance gates.



## 1 Stonedelph Cottages

A compact kitchen / dining room and a sitting room on the ground floor and two bedrooms and a bathroom upstairs.



## 2 Stonedelph Cottages

Slightly larger than the other cottage with a compact kitchen diner, sitting room with open fire, bathroom and store room on the ground floor. On the first floor there are three bedrooms. There is also a more modern garage next door to the cottage.



## The Little House

A detached bungalow with a kitchen breakfast room with a larder off, and separate WC. A dining room, sitting room, master bedroom suite with bathroom, and a further three bedrooms and a bathroom.

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## *Barlands Farm buildings*

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Away from the main house and the other estate buildings, on the southern boundary of the estate, and with road frontage and access from the public highway, there is a small farm yard with hard standing and a track leading into the estate. There are farm buildings as follows:-

Stock building – Large 5 bay portal frame general purpose stock building with block, clad and timber sides and a sheet roof (30.5m x 19.8m max)

Open sided stock building – attached to the other building and open on one side, with a clad roof (19.8m x 22.8m)

14. Two smaller traditional farm buildings, one formerly used as a piggery. One timber clad, the second built of brick.

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## *The land*

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In addition to the parkland, gardens, lakes and paddocks at the heart of the estate there are 79 acres (32 ha) of agricultural land. The majority is to the south of the estate and can be accessed from the road on the southern boundary as well as via the estate. This land is let on a Farm Business Tenancy (FBT) to a nearby farmer (see general section for details).

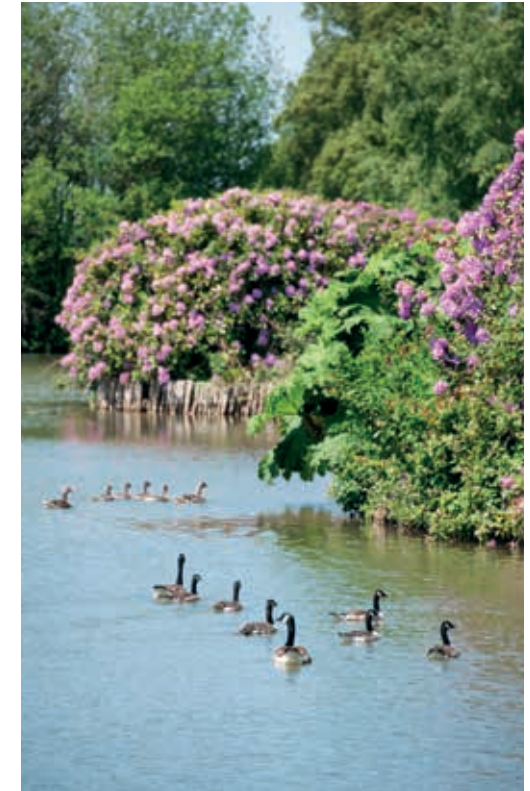
Bishops Wood, Dudwick Wood and Harveys Wood, together with additional small parcels between fields give a total of about 101 acres (41 ha) of mixed broadleaf woodland over the estate.

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## *Sporting*

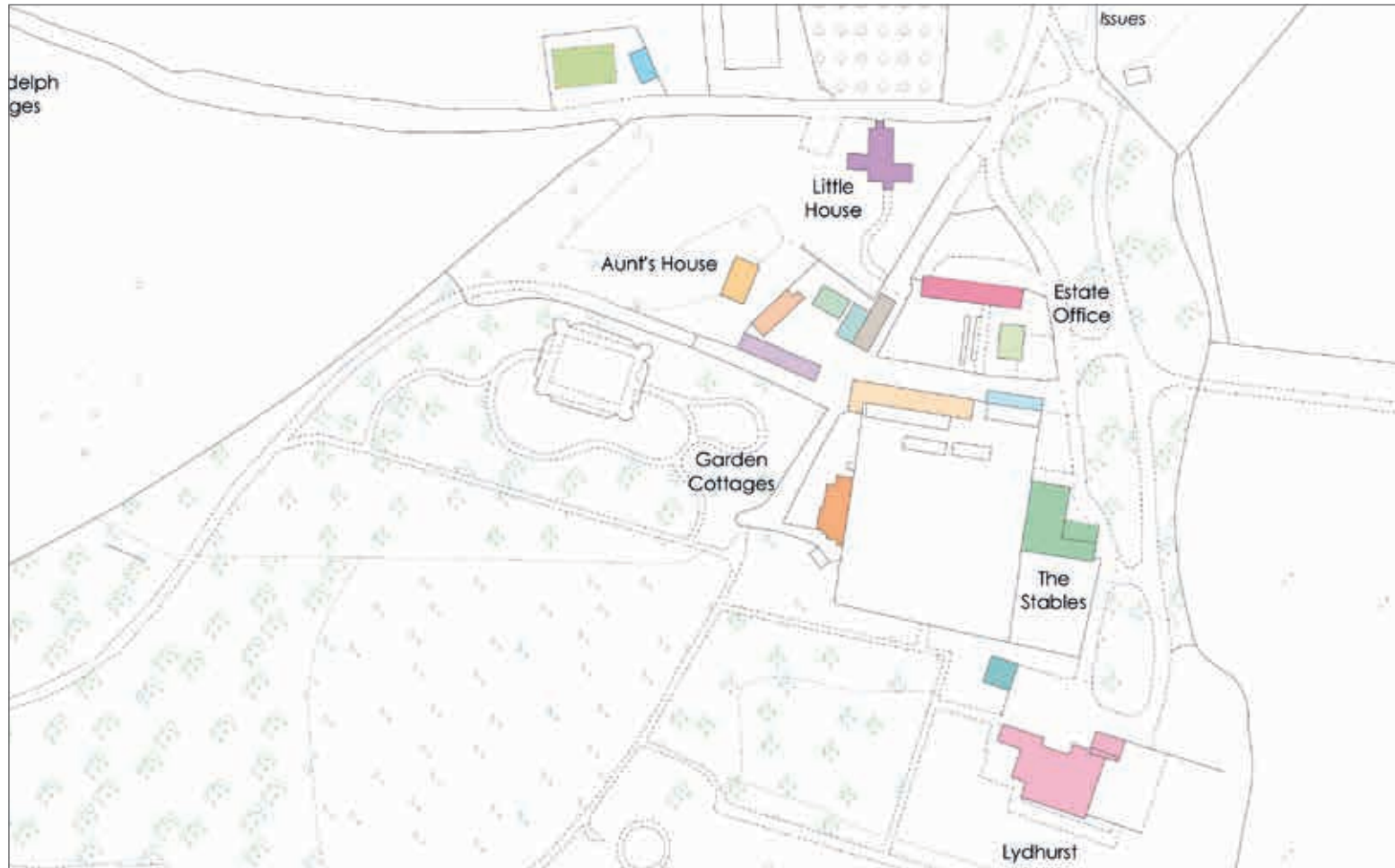
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There are five attractive lakes and ponds at Lydhurst, the largest of which is south east of the house and just over 2 acres in size. There may be potential to use some of the larger areas as a trout fishery. The sporting rights (shooting and stalking) over the estate are in hand but have not been exercised in recent years. The mature woodlands and topography of the land across the estate offer the opportunity to create an entertaining family shoot.



## Building plans for Lydhurst Estate

## Estate Buildings



### Lydhurst

#### Building Key

Estate office	Workshop 2	Agricultural building
Garages	Wood store	Field Shelter
Potting shed and 'Tractor Store'	Garage	Little House
Workshop 1	Wood shed	
Games Room	Open fronted store	

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Not to Scale. Drawing No. M5442-11 | Date 12.08.15



To the north of the main house and the walled garden there are a range of estate buildings (see buildings plan) these are currently used to store estate machinery, wood stores and as potting sheds and workshops. They provide a lot of undercover enclosed storage and garaging which could be utilised to house a collection of classic cars or sports equipment, for example. The buildings include:-

Estate office – To one side there is garaging (for two cars) and to the other the estate office with kitchenette and WC. (10.3m x 7.2m max)

Garages – (16.7m x 3.6m max)

Potting shed and 'Tractor Store' – divided into various stores and used as the potting shed and for garden machinery storage, with a clock tower on the roof (36.6m x 6.12m max)

Workshop 1 – includes a garage to one end (24.9m x 4.9m max)

Workshop 2 – (16.6m x 5.3m max)

Wood store – open sided wood store in the traditional Sussex Barn style (9.2m x 6.4m max)

Garage – (10.8m x 5.4m max)

Wood shed – (17.3m x 5.4m max)

Open fronted store – (30.1m x 6.3m max)

Agricultural building – an open sided general purpose agricultural building (18.2m x 11.4m max)

A brick and tile building on the edge of a paddock (9.5m x 5.2m max)



## General remarks and stipulations

### Method of sale

Lydhurst Estate is offered for sale as a whole by private treaty subject to the existing leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

### Farm Business Tenancy

About 103 acres (41 ha) and the farm buildings at Barlands Farm are let on a Farm Business Tenancy (FBT) until September 2016. The rent per annum is £5,030. Further details are available from the vendor's agent.

### Residential property

Property Description	Tenure	Rent pcm	Drainage	Heating	EPC Band	Council Tax Band (2015/16)
Lydhurst House	Vacant possession on completion	-	septic tank	OFCH	F	H - £ 2,996.90
Aunt's House	Vacant	-	septic tank	OFCH	F	D - £1,498.45
Garden Cottage 1	Service occupancy	-	septic tank	ENSH	F	D - £1,498.45
Garden Cottage 2	Vacant	-	septic tank	ENSH	F	D - £ 1,498.45
Stable Cottage	Vacant	-	septic tank	ENSH	G	D - £1,498.45
Stable Flat 1	Service occupancy	-	septic tank	OFCH	E	A - £998.97
Stable Flat 2	Vacant	-	septic tank	none	G	A - £998.97
1 Stonedelph Cottages	Vacant	-	septic tank	none	G	D - £1,498.45
2 Stonedelph Cottages	Rent Act 1977	£0	septic tank	none	G	D - £1,498.45
Gate House South	Vacant	-	mains	OFCH	G	F - £2,164.43
Gate House North	Assured shorthold tenancy	£1,395	mains	OFCH	F	F - £2,164.43
Little House	Assured shorthold tenancy	£1,050	septic tank	OFCH	F	F - £2,164.43

OFCH – oil fired central heating, ENSH – electric night storage heaters

### Wayleaves, easements and rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths and a bridleway over the estate. These are to the north and west

of the estate and some distance from the main house. Further details are available from the vendor's agent.

### Basic Payment

There are no entitlements to the Basic Payment included in the sale.

### Schemes

The purchaser will be deemed to have full knowledge of any scheme(s) and will take then on and comply with them from completion if necessary.

### Designations

The Farm is set in the High Weald Area of Outstanding Natural Beauty. Two fields south of Barlands Farm buildings are in a Nitrate Vulnerable Zone (NVZ).

### Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

### Overage

The buildings and yard at Barlands Farm are sold subject to an overage on future non-agricultural development. Further details are available from the vendor's agent.

### Fixtures and fittings

All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, are specifically excluded from the sale. Some of these may be available to the purchaser by separate negotiation. All garden ornaments and statuary are specifically excluded from the sale. For the avoidance of doubt 'The Lookout' is included in the sale.

### Employees

There are eight estate employees who will be transferred to the purchaser under the Transfer

of Undertaking of Employment Regulations (TUPE). Further details are available from the vendor's agent.

### Chancel repairs

There are some chancel repair liabilities. Further details are available from the vendor's agent.

### Restrictive covenant

There is a restrictive covenant preventing the keeping of pigs in the buildings at Barlands Farm. Further details are available from the vendor's agent.

### Local authority

Mid Sussex Country Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS. Tel: 01444 458166

Haywards Heath Town Council, 40 Boltro Road, Haywards Heath, West Sussex, RH16 1BA. Tel: 01444 455694

### VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### Health and safety

Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

### Solicitors

Bircham Dyson Bell, 50 Broadway, Westminster, London SW1H 0BL. Tel: 020 7227 7000

## Directions

From the A23 southbound take the exit for the B2110 for Warninglid and Cuckfield. At the T junction turn right on the B2115 to Warninglid. Continue on \* Cuckfield Lane into the village of Warninglid. At the cross roads turn left keeping the Half Moon Pub on your left. After a short distance the entrance to the estate will be on your right.

From the A23 northbound leave at the junction for B2115 Warninglid and Slaugham and 'Local Business'. At the T junction turn right for Warninglid B2115 and follow from \* above.

NB the main entrance to the estate is in the village of Warninglid. Please do not use the entrance on Horsham Drive when viewing the estate.

### Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in London 020 7629 7282 or Knight Frank in London 020 7629 8171.



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