



Grinstead House Farm | Littleworth Lane | Partridge Green | RH13 8EJ





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‘OFFERS IN EXCESS OF’ £3,150,000

Occupying this outstanding rural location, Grinstead House Farm is an elegant Victorian country house, approached by a long private driveway off a quiet country lane midway between the villages of Cowfold and Partridge Green, providing comprehensive access to the A23/M23 and mainline rail services to London/Victoria. Set in 25 acres, the property incorporates equestrian facilities, stable block and agricultural barn, together with a secondary three bedroom cottage. Internal accommodation on the main house extends to 4586sqft with the four main principal rooms facing south with views over the gardens and field with sweeping views of the South Downs beyond. There are six bedrooms with the main having an en-suite, and a family bathroom, together with a superb open plan kitchen/breakfast room. Outside, there is extensive driveway parking and garaging. An expansive steel framed barn, currently in the early stages of a Class Q planning application, presents a fantastic opportunity for conversion into residential dwellings and thereafter potential New Build Homes for Grinstead House Farm.

- Elegant Victorian Country House
- Beautifully set in 25 acres
- Equestrian facilities, Stable block & Agricultural Barn
- Accommodation extending to 4586sqft
- Four South Facing Principal Rooms
- Impressive Reception Hall
- Superb open plan Kitchen/Breakfast Room
- Six Bedrooms
- Three En-suite Bathrooms
- Family Bathroom
- Secondary Detached Cottage
- Indoor Swimming Pool with Changing Rooms
- Beautiful Formal Gardens & Large Stone Terrace & Pond
- Stunning Views across open fields & the South Downs
- Extensive Parking and Garaging
- No Forward Chain





Entrance Solid oak panelled front door to:

Entrance Lobby Walk-in cloaks cupboard, double doors leading to:

Reception Hall 18' 0" x 10' 11" (5.49m x 3.33m) Radiators, feature panelled archway, understairs storage cupboard.

Sitting Room 20' 1" x 18' 0" (6.12m x 5.49m) Dual aspect with feature open fireplace with marble surround and slate hearth, two radiators, double glazed French doors with beautiful outlook over gardens and towards open countryside with steps down to terrace and gardens.

Downstairs Cloakroom Low level flush w.c., inset wash hand basin with toiletries cupboards under with marble style quartz working surfaces, radiator.

Study 14' 2" x 11' 11" (4.32m x 3.63m) Built-in furniture and shelved storage cupboards, radiator, double glazed windows with views over gardens.

Dining Room 15' 0" x 12' 0" (4.57m x 3.66m) Radiator, views over gardens.

Reception Room/Family Room 20' 11" x 15' 2" (6.38m x 4.62m) Electronic pebble effect fireplace, window bay with radiator and outlook over garden, door to terrace.

Open Plan Kitchen/Breakfast Room

Kitchen Area 18' 7" x 16' 7" (5.66m x 5.05m) Extensive range of wall and base units, granite working surfaces, Aga oven, recessed area suitable for housing American style fridge/freezer, built-in fan assisted electric oven and integrated dishwasher, further range of wall and base units, one and a half bowl enamel sink with swan neck mixer tap, radiator, stone flooring, central breakfast island with wood block surface and drawers and cupboards under.

Breakfast Area 29' 1" x 13' 2" (8.86m x 4.01m) Continuation of stone flooring, two radiators, French doors leading to terrace and gardens, large overhead sky lantern.

Utility Room 11' 6" x 8' 5" (3.51m x 2.57m) Range of wall and base units, space and plumbing for washing machine, tumble dryer, working surfaces, inset Butler sink, inter-connecting door to breakfast room and door leading to terrace and covered veranda.

Stairs to:

First Floor Landing Leading to:

Bedroom One 20' 8" x 16' 11" (6.3m x 5.16m) Built-in wardrobe cupboards, dual aspect with double glazed sash windows with delightful outlook over gardens, fields and towards the South Downs, extensive range of built-in bedroom furniture and wardrobe cupboards, door to:

En-Suite Bathroom Inset bath, low level flush w.c., pedestal wash hand basin with quartz marble style working surface with drawer and cupboards under, separate enclosed shower with folding glass and chrome screen with separate shower attachment and overhead soaker.

Walk-in Dressing Room 9' 3" x 7' 3" (2.82m x 2.21m) Radiator, hanging rail, shelved storage cupboard.

Inner Hallway Built-in shelved storage cupboards with overhead sky lantern.

Bedroom Two 21' 2 maximum" x 16' 0" (6.45m x 4.88m) Double glazed sash windows with outlook over gardens and open fields, extensive range of built-in floor to ceiling wardrobe cupboards with overhead storage, radiator, door to:

En-Suite Shower Room Folding glass and chrome screen with fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin.

Bedroom Three 18' 5" x 10' 11" (5.61m x 3.33m) Radiator, double glazed windows, walk-in wardrobe cupboard, door to:

En-Suite Bathroom Fitted shower attachment, low level flush w.c., inset wash hand basin with toiletries cupboards under.

Bedroom Four 16' 10 maximum" x 13' 8" (5.13m x 4.17m) Radiator, access to loft space, double glazed windows.

Bedroom Five 13' 3" x 12' 3" (4.04m x 3.73m) Radiator, sash window, built-in wardrobe cupboards, inset wash hand basin.

Bedroom Six 13' 4" x 12' 3" (4.06m x 3.73m) Radiator, double glazed sash windows, built-in shelving, inset wash hand basin.

Family Bathroom Victorian claw leg free-standing bath with telephone grip shower attachment, fitted independent shower with overhead soaker, pedestal wash hand basin, low level flush w.c., bank radiator, extractor fan, concealed spot lighting, tiled flooring.

Secondary Cottage

Own Private Entrance Leading to:

Inner Hallway Door leading to:

Dual Aspect Sitting Room 20' 8" x 12' 11" (6.3m x 3.94m) Feature open fireplace with recessed built-in shelving and storage cupboards, outlook over gardens, two radiators.

Kitchen 12' 0" x 10' 10" (3.66m x 3.3m) Range of wall and base units, stainless steel one and a half bowl single drainer sink unit, space for cooker, free-standing boiler, integrated dishwasher.

Utility Room 12' 0" x 10' 0" (3.66m x 3.05m) Inset sink with further wall and base units, plumbing for washing machine, radiator.

Bedroom One 15' 2 maximum" x 11' 5" (4.62m x 3.48m) Built-in wardrobe cupboards, radiator, door to:

En-Suite Shower Room Wash hand basin, low level flush w.c.

Bedroom Two 12' 1" x 8' 5" (3.68m x 2.57m) Radiator, built-in wardrobe cupboards.

Bedroom Three 11' 11" x 8' 8" (3.63m x 2.64m) Radiator, built-in wardrobe cupboards.

Family Bathroom Panelled bath with fitted shower attachment and independent shower unit, low level flush w.c., wall-mounted wash hand basin with toiletries cupboards under, heated chrome towel rail.

EPC Rating – The House – Band D
EPC Rating – The Cottage – Band E

Outside

Front Garden Extensive tarmac private driveway with ranch style fencing and large lawned area, leading to:

Extensive Parking Area Leading to:

Two Twin Attached Double Garages Automatic up and over doors.

Left Hand Garage 19' 5" x 19' 3" (5.92m x 5.87m)

Right Hand Garage 19' 5" x 17' 1" (5.92m x 5.21m)

Extensive Gardens & Adjoining Field Extending to 25 acres, pond, formal southerly aspect rear garden with outside veranda, large raised stone terrace, screened by mature trees and shrubs with raised rockery area, gate accessing open fields ideal for equestrian use, access from the driveway to:

Covered Indoor Swimming Pool 65' 1" x 28' 0" (19.84m x 8.53m) Hot tub, pine walls and ceiling with part greyed roof with sliding doors leading to raised decked terrace and patio, two changing rooms, separate shower/changing room with low level flush w.c., wash hand basin and heated towel rail.

Pool Room Housing filtration and heating system for the pool.

Stabling Block With 7 stables.

Large Agricultural Barn 109' 0" x 53' 4" (33.22m x 16.26m)

3 Garage Complex Large wood-built building located beside the barn.

Planning Overview:

An expansive steel framed barn, currently in the early stages of a Class Q planning application, presents a fantastic opportunity for conversion into residential dwellings and thereafter potential New Build Homes. The planning application will offer significant added value for any prospective purchaser of Grinstead House. Comprehensive documentation, including architectural drawings, surveys, and letters of reliance, will be provided to the buyer. The decision on the planning application is expected to be reached prior to the exchange of contracts. This unique offering provides the potential for an exceptional development project in a highly desirable location.

Littleworth Lane, Partridge Green, Horsham, RH13

Approximate Area = 4586 sq ft / 426 sq m
 Annexe = 1192 sq ft / 110.7 sq m
 Garage(s) = 1188 sq ft / 110.4 sq m
 Outbuildings = 8808 sq ft / 818.3 sq m
 Total = 15774 sq ft / 1465.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2024. Produced for Fowlers Estate Agents. REF: 1176018

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