

West House Farm | Henfield Road | Albourne | West Sussex | BN6 9DE

FOWLERS
ESTATE AGENTS



Site plan



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GUIDE PRICE £1,500,000

A unique opportunity to acquire this four bedroom Grade II Listed Sussex Farmhouse retaining much of its original charm and character offering an exciting renovation project to integrate modern design and contemporary living. Occupying this beautiful rural setting in the Sussex countryside and occupying 2.8 acres of land, the property is accessed via a gated private driveway. Existing internal accommodation extends to 2282sqft with the exciting opportunity to re-model and sympathetically enhance with planning consent (Mid Sussex District Council planning reference no: DM/25/2999) granted to create a substantial ground floor extension, incorporating an open plan space enhancing the outlook over gardens and fields beyond, along with a new car port.



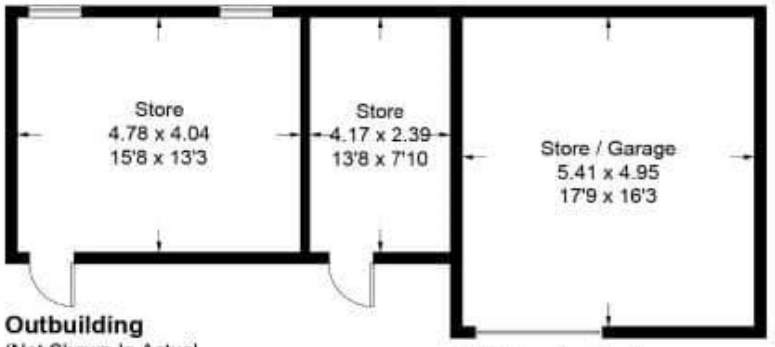
CGI of consented extension

Henfield Road, BN6

Approximate Gross Internal Area = 212.0 sq m / 2282 sq ft
Outbuildings = 74.7 sq m / 804 sq ft
Total = 286.7 sq m / 3086 sq ft

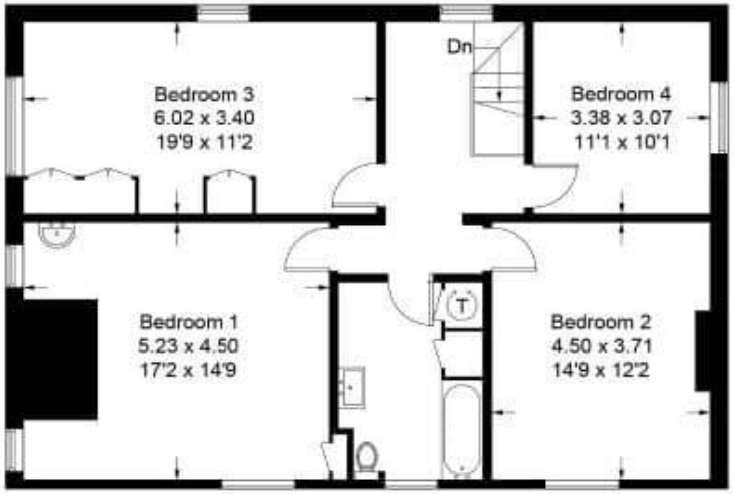


Ground Floor

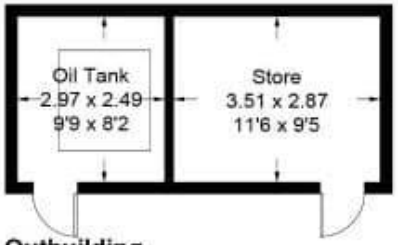


Outbuilding
(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



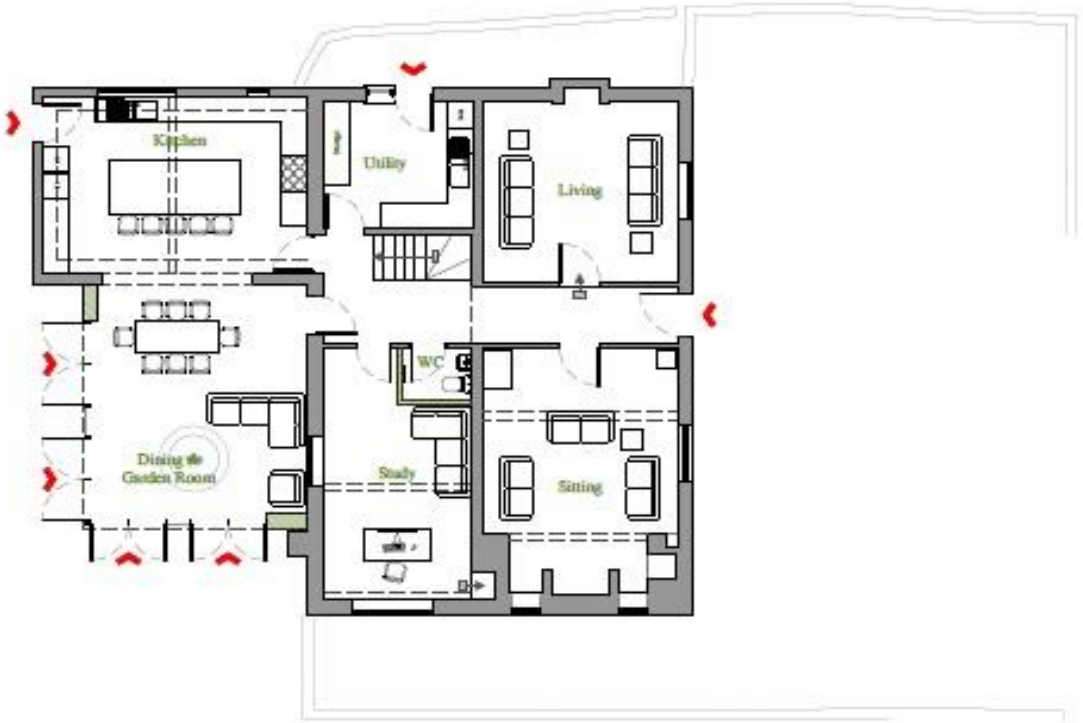
First Floor



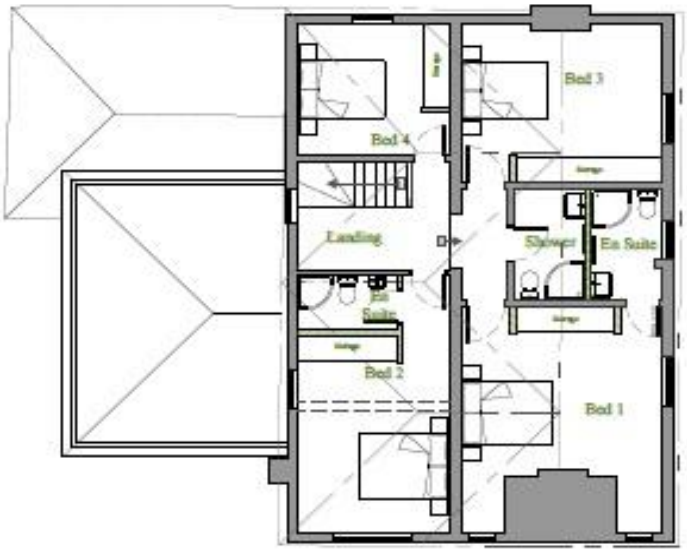
Outbuilding
(Not Shown In Actual Location / Orientation)

Basement in main house (not shown)

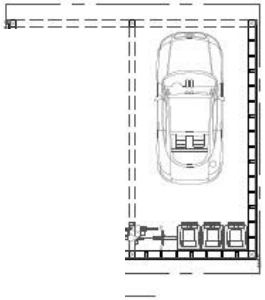
Existing Floorplan



Ground Floor Plan
1:100 | APPROVED



First Floor Plan
1:100 | APPROVED





North
1:100 | APPROVED

Proposed Consented Floorplans

Location
The property is located off and well set back from the Henfield Road to the West of the small village of Albourne with its primary school. More extensive facilities are located within 2 miles at Hurstpierpoint to the East, or Henfield village to the West, approx. 4.5 miles. The cosmopolitan coastal city of Brighton with its wide range of facilities is within 11.25 miles, whilst Haywards Heath with its key mainline commuter railway station, with fast and frequent services to London and the South Coast, is within 9.5 miles. Gatwick Airport is approximately 19 miles and the old market town of Horsham - with similar facilities to Haywards Heath as well as mainline railway station - is approx. 13.5 miles. The closest mainline train station at Hassocks is within 3.25 miles.

Directions
From the A23 at Sayers Common head South through the hamlet and continuing towards Albourne and thence take the right/West turning on the Henfield Road passing Albourne village and, within half a mile, the entrance drive to the farm will be found on the left hand side as indicated on the plan.

Services
Mains water connected (2 metered supplies) Mains electricity and private drainage. Oil fired central heating.

Planning & Local Development
Buyers should be aware that land within the wider vicinity of the property has been identified within the local planning framework for potential future residential development. Housing allocation plans available on request. The seller also has an interest in adjoining land which forms part of this wider allocation area. Any future development proposals would, as applicable, remain subject to the necessary planning permissions and approvals. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority in respect of any current or future planning matters relating to the surrounding area.

Agents Note: "All property details are indicative only and subject to verification against the legal pack"

EPC Rating: Band F.



Grounds



Partial site plan

"We'll make you feel at home..."



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Managing Director:
Marcel Hoad MRICS

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.
5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

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