



Lepride Farm

New Barn Lane, Henfield, West Sussex BN5 9SJ

Batcheller
Monkhouse

Lepride Farm

A delightful 148.2 acre grass farm with four bedroom character farmhouse, and diverse buildings in a tucked away location, yet close to the centre of Henfield.

FOR SALE AS A WHOLE

- Situated at the End of a 0.5 Mile Drive
- Character Detached Farmhouse
- 4 Reception Rooms
- 4 Bedrooms
- Set in Mature Gardens
- Swimming Pool
- Ornamental Pond
- Office Building
- Yard with 6 Stables
- Outdoor Riding School
- 2 General Purposes Agricultural Barns
- Pasture and Brookland
- Direct Access to Downs Link Bridlepath
- About 148.2 Acres (59.97 Hectares)



AMENITIES

The farm is tucked away in a unspoilt rural location at the end of a drive of about 0.5 of a mile. Despite being set well away from public roads, it is only about 1.4 miles from the centre of Henfield with a thriving community including a good range of local shops and services, health centre, library, churches, sports clubs and a theatre group. It lies in the heart of Sussex and towns in the region include Horsham, about 11.5 miles to the north west, Haywards Heath about 11.5 miles to the north east, and Brighton and the south coast about 11.5 miles to the south east.

A further benefit for equestrian enthusiasts is that there is direct access from the farm to the Downs Link Bridlepath providing endless hacking opportunities.

DESCRIPTION

The House: The property is approached by a gravelled drive, passing a mature orchard. The house is full of character but understood not to be listed. It was extended some years ago to provide comfortable family accommodation. The solid oak front door leads to an entrance hall with brick floor and galleried landing over, understairs cupboard and cloakroom off. The main sitting room is double aspect again with brick floor, large inglenook fireplace with log burner, and has study off. There is a second sitting room and a piano room again with an inglenook fireplace and traditional stove. In the extension there is an outside door leading to the farmhouse kitchen with pine units, high ceiling, slate floor and Aga, and utility room with similar slate floor and pine fronted units with wooden work surfaces, corner butlers sink, and oil-fire d boiler serving radiators.

The dining room is a feature being a vaulted room with much exposed timbering, flag stone floor with under floor heating and french doors to garden. On the first floor there is a spilt level landing with a good range of built in cupboards including an airing cupboard. The main bedroom is double aspect with internal shutters to the windows and an en-suite bathroom with shower cubicle and free standing bath. There are three





more bedrooms, one semi-vaulted and a family bathroom.

There are delightful gardens to the west and east including a large brick surfaced terrace with flower and shrub borders and a well with a pump. Beyond is an outdoor swimming pool with cedar wood pool house housing the filtration unit and oil-fired boiler. Domestic greenhouse and feature pond with lawned areas surrounding and lean-to log store.

To the north of the house is a detached building known as Rede House, 30.6m x 4.0m divided into four offices/stores and a shower room with WC. Adjacent gravelled parking area.

The Stables and Farmbuildings: With access from both the garden and the drive there is a concrete stable yard with a range of two timber stables, tack room and outside tap. There is a separate range of four stables and a lock up tack room.



A five bar wooden gate leads to a hard standing area which serves the range of farm buildings. The first is a five bay Red Alce steel framed barn, 23.0m x 7.6m, with four open bays and one enclosed workshop bay with timber cladding under a fibre cement pitched roof. Lean-to stores on either end.

The second is a four bay Red Alce steel framed barn, 18.0 x 7.6m, partially enclosed with timber cladding under a fibre cement pitched roof. Beyond the farm buildings is a fenced and floodlit all weather outdoor arena 40m x 20m with sand and rubberised surface.

The Land: The land lies in a single block and is divided into traditional pasture fields with hedgerows and two copses and an area of brookland pasture which provides excellent summer grazing and is a haven for wildlife. The land benefits from two separate access tracks (one overgrown) to the public highway and direct access of the Downs Link Bridlepath.

In all it extends to approximately 148.2 acres (59.97 hectares).



DIRECTIONS

From the southern end of Henfield High Street, take the A2037 southwards towards Small Dole and Upper Beeding. After approximately three quarters of a mile turn right into New Barn Lane, a private lane signposted New Barn. Continue for approximately half a mile to the end and proceed through a five bar gate to Lepride Farm.



ADDITIONAL INFORMATION

Local Authority: Horsham District Council
Telephone 01403 215100. www.horsham.gov.uk

(The farm lies outside of the South Downs National Park)

Services: (not checked or tested) Mains electricity (two metered supplies). Mains metered water. Private drainage. No gas.

Subsidy Schemes: The farm is registered under the Basic Payment Scheme and the Entry Level and Higher Level Schemes. Entitlements may available by separate negotiation, subject to the vendors retaining the 2018 payments.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements. There are public footpaths running through the farm.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers WSX208496, WSX368533, SX8368, WSX368545, WSX239482, WSX103276, WSX224405, and WSX241163 (It is understood that mineral rights over some of the farm are excluded from parts of the farm).

EPC: EPC Rating F.

RMP/05.09.2018



VIEWINGS

For an appointment to view please contact our Pulborough Office:

T 01798 872081 E sales@batchellermonkhouse.com

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

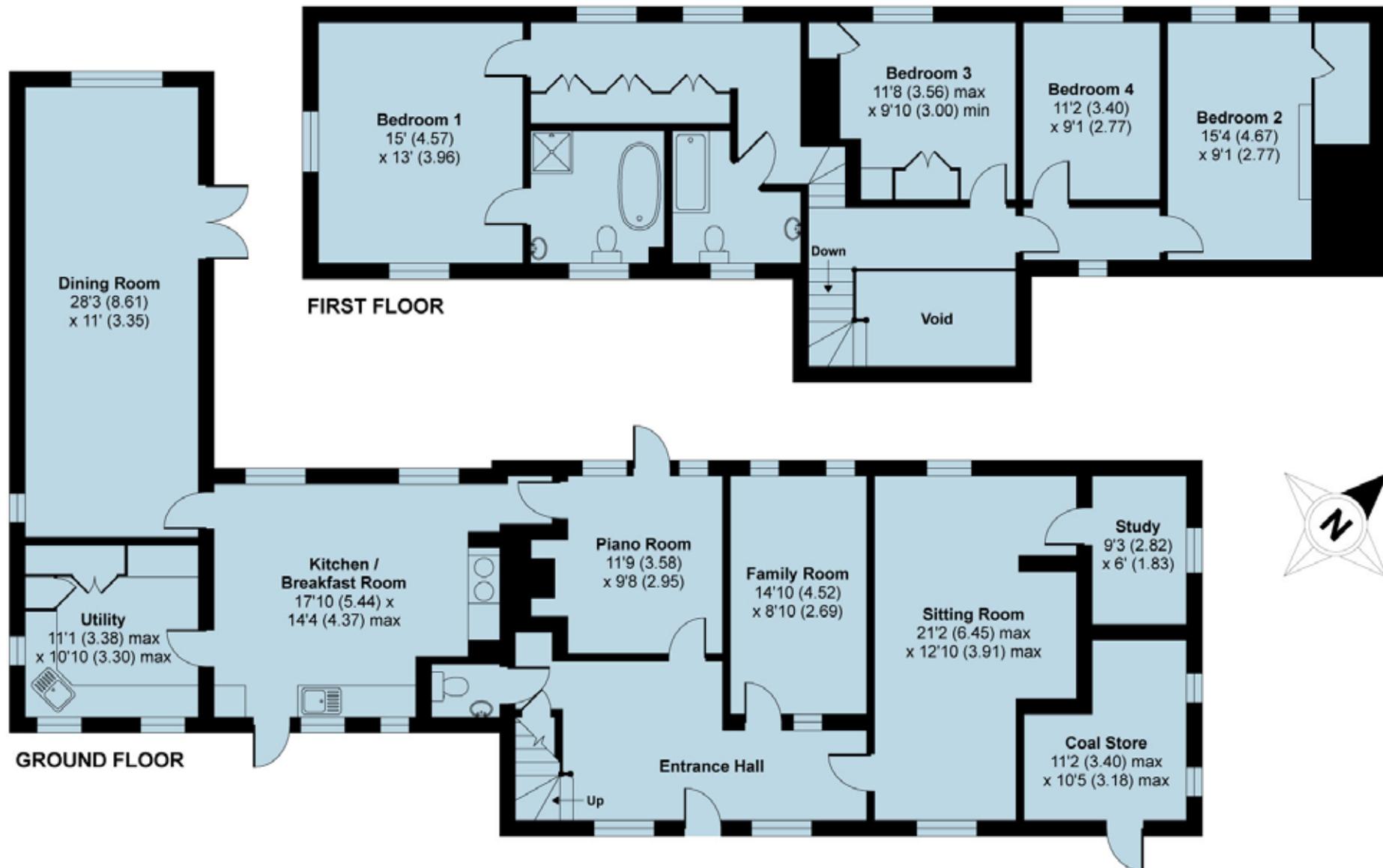
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

**London
Mayfair Office**
mayfair@batchellermonkhouse.com

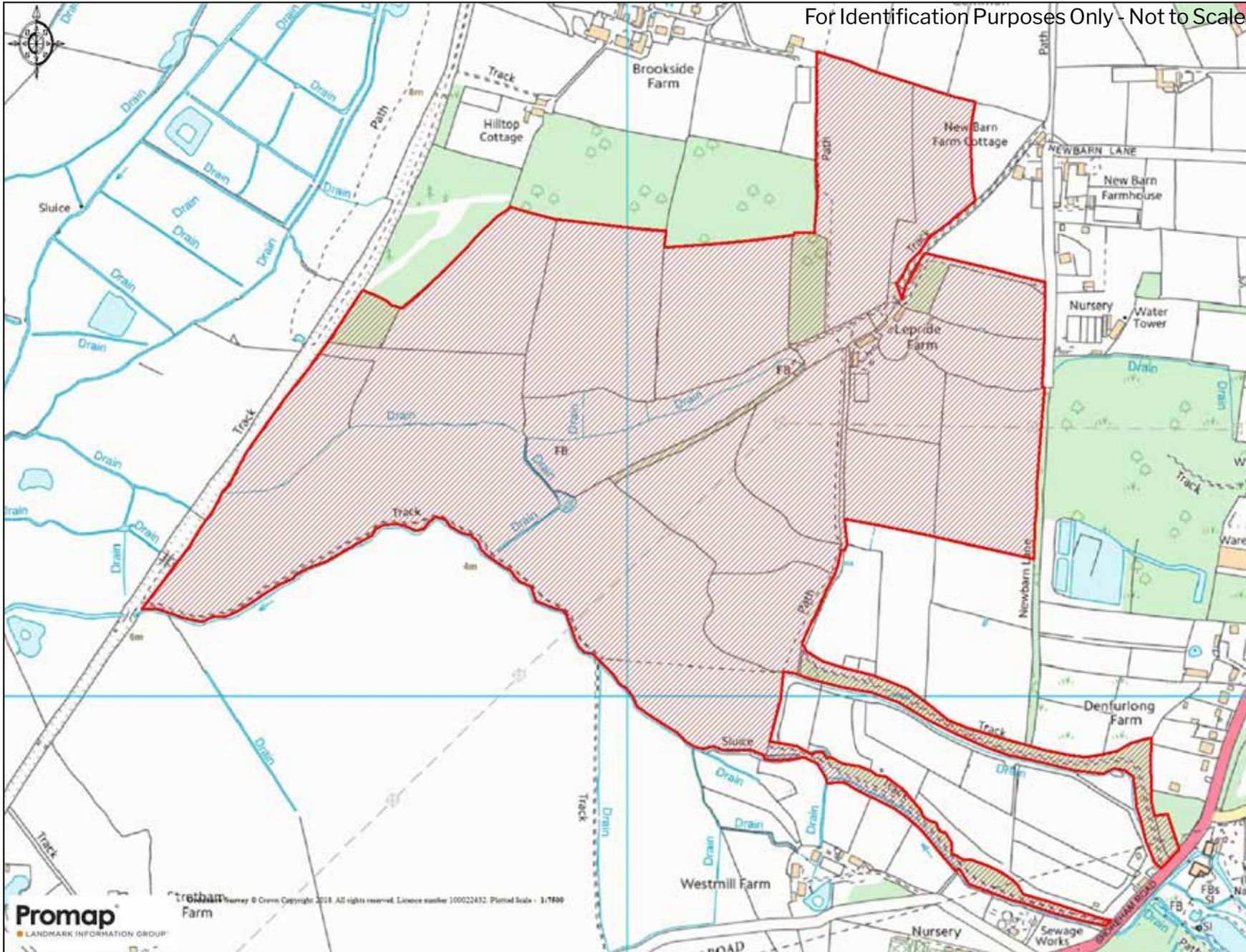
Lepride Farm, New Barn Lane, Henfield, BN5 9SJ

APPROX. GROSS INTERNAL FLOOR AREA 2528 SQ FT 234.8 SQ METRES (EXCLUDES VOID & COAL STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For Identification Purposes Only - Not to Scale



NOTE:
Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

