

Freehold - Offers In Excess Of £1,950,000



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Church Farm House

Description

Robert Luff & Co are delighted to offer to market the incredible Church Farm House on Church Lane in Sompting. This vast residence is a detached Grade II listed farmhouse, dating back to the early 18th century. It is located within a semi-rural conservation area and offers picturesque views of the nearby parish church, countryside & distant sea-views across the south coast.

The property showcases elegant Georgian architecture with symmetrical proportions, sash windows, high ceilings, and original fireplaces. Inside accommodation includes six bedrooms, multiple reception rooms including a dual-aspect drawing room and conservatory, a bespoke kitchen/breakfast room, and several bathrooms including multiple ensuite options.

The house is set within approximately three acres of land, featuring walled gardens, grazing land and a mature orchard.

Its Grade II listing highlights its architectural and historical significance, preserving its character while offering a spacious and charming country residence.



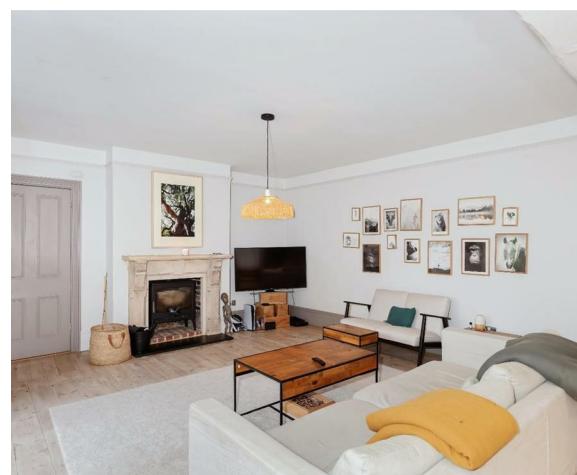
Key Features

- Stunning Grade II Listed Detached Farmhouse
- Six Generous Sized Bedrooms
- Exposed Beams & Original Fireplaces
- Mature Fruit Trees
- Council Tax Band G
- Approximately Three-Acres Of Versatile Land
- Self-Contained Studio Space
- Triple Garage & Off-Road Parking for Multiple Cars
- Five Bathrooms & Two WC's
- EPC Rating D

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Location

Church Farm House is ideally located on Church Lane in Lancing, offering peaceful village charm with excellent access to local amenities. Just a stones throw from the A27 and Lancing train station approximately 2 miles away, making Brighton, Worthing, or London easy assessable. Families benefit from nearby schools, while shops, cafés, and services in Lancing town centre are close at hand. This location blends countryside tranquillity with everyday convenience.

Inside

Inside Church Farm House, the accommodation is as charming as it is versatile. The layout flows effortlessly, offering a blend of elegant period features and practical modern living. Generously proportioned rooms provide flexibility for family life, entertaining, or working from home, with multiple reception areas that can adapt to changing needs. Throughout the house, there is an abundance of built-in storage, cleverly integrated to preserve the character of the interiors while ensuring everyday convenience. From under-stair cupboards to fitted wardrobes, a cellar to attic eaves, every corner has been thoughtfully utilised.

A standout feature is the self-contained studio-perfect for guests, extended family, or even as a private workspace. Complete with its own kitchen and bathroom, it offers independence and comfort while remaining connected to the main residence. This unique addition enhances the home's appeal, making it ideal for multi-generational living or creative pursuits.

Outside

Offers approximately 3 acres of versatile land with direct South Downs access. The grounds feature a triple garage, large shingle parking area, and mature fruit trees (plum, olive, cherry). Ideal for leisure, gardening, grazing, or development—whether a hobby farm, equestrian retreat, or custom home (subject to planning). A rare rural canvas with endless potential.

Lifestyle

Church Farm House offers a lifestyle of relaxed elegance and countryside charm. With spacious, beautiful, adaptable interiors and direct access to the South Downs, it's perfect for both quiet retreats and lively gatherings. The self-contained studio adds flexibility, while the gardens and fruit trees invite outdoor living.

It's a home that blends heritage, comfort, and freedom.

Entrance Hall

Living Room
8.84m x 4.83m (29' x 15'10")

Dining Room
5.36m x 4.32m (17'7" x 14'2")

Kitchen
7.24m x 5.05m (23'9" x 16'7")

Conservatory
4.98m x 2.46m (16'4" x 8'1")

Utility Room
3.53m x 1.98m (11'7" x 6'6")

Office
3.66m x 3.76m (12' x 12'4")

Boot Room
2.03m x 1.73m (6'8" x 5'8")

WC

Inner Lobby
5.18m x 3.51m (17' x 11'6")

Gym
4.39m x 3.61m (14'5" x 11'10")

Further Kitchen
2.59m x 2.57m (8'6" x 8'5")

Shower Room

First Floor Landing

Primary Bedroom
5.51m x 4.60m (18'1" x 15'1")

En-Suite
4.65m x 3.10m (15'3" x 10'2")

Bedroom

5.00m x 1.70m (16'5" x 5'7")
With versatile mezzanine level

Main Bathroom

3.35m.1.83m x 1.83m.0.61m
(11.6 x 6.2)

Bedroom

4.88m x 4.27m.1.22m (16 x
14.4)

Versatile Mezzanine Level

Bedroom

4.57m.3.05m x 3.35m.0.91m
(15.10 x 11.3)

With versatile mezzanine level

Bedroom

4.57m.2.74m x 2.74m.2.13m
(15.9 x 9.7)

Ensuite Shower Room

Triple Garage

Cellar





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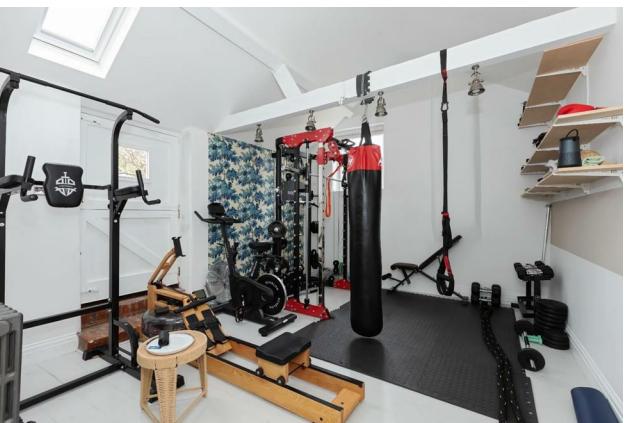
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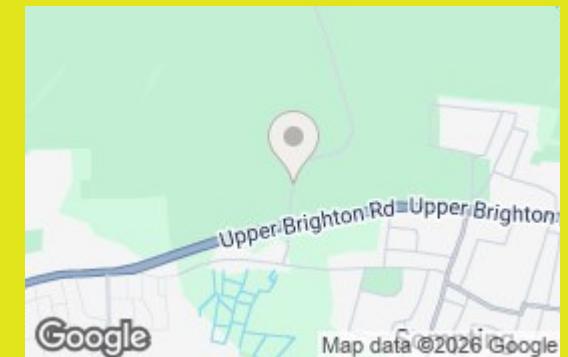


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Floor Plan Church Lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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