



BRITISH  
PROPERTY  
AWARDS

2019

★★★★★

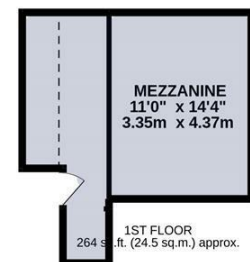
GOLD WINNER

ESTATE AGENT IN  
HAYWARDS HEATH

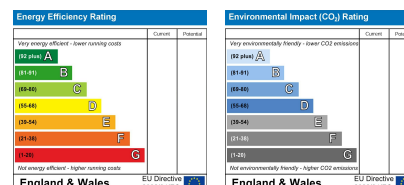
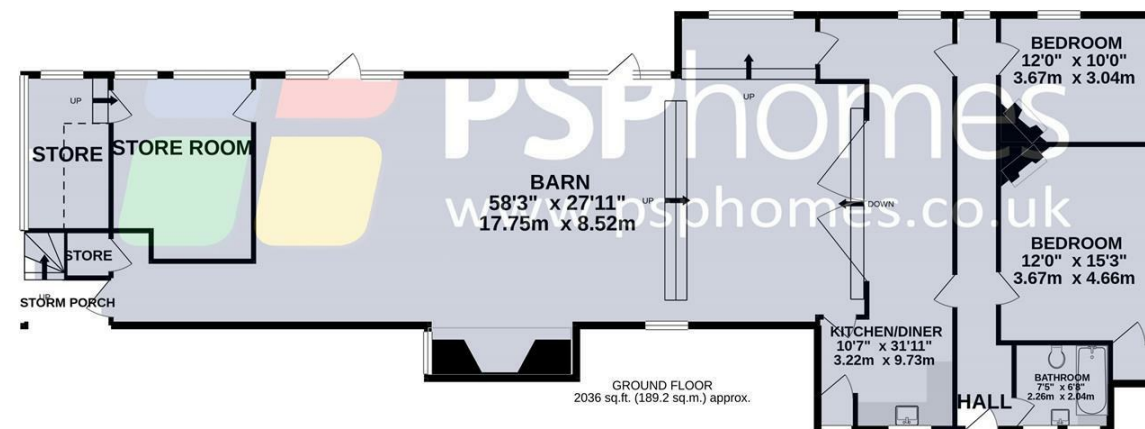


Lower Barn, North Lane, West Hoathly, West Sussex, RH19 4PP

Guide Price £750,000 Freehold



TOTAL FLOOR AREA : 2300 sq.ft. (213.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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At a glance...

- \* Full restoration opportunity of a Grade II listed, 17th century barn.
- \* Secluded plot of approximately one acre (not measured).
- \* Wealth of retained character with stunning exposed beams.
- \* Short walk of beautiful village centre.
- \* We highly recommend intending viewers speak with professionals such as architects, conservation officers and mortgage broker.

The Barn...

An intriguing opportunity to acquire a beautiful Grade II listed former Tithe barn on a highly secluded plot of just under an acre (not measured), on the fringe of the quintessential Sussex village of West Hoathly.

Lower Barn extends to approx 2,300 sq ft and is believed to originally date from around the 16th century and historically belonged to St Pancras Priory at Southover, Lewes, which was attached to the nearby Priest House.

The barn now requires full renovation but offers an exciting restoration opportunity for a discerning purchaser looking to acquire a piece of local history and create a truly stunning family home.

Internally, the majority of the property is a stunning 58ft barn with impressive, vaulted ceiling and a wealth of exposed beams and enormous Inglenook fireplace. This space was previously used to host theatre shows and could be transformed into an exceptional open plan living space. The volume provides the opportunity for a potential mezzanine or creation of a first floor (subject to any necessary consents). The exposed beams, lead light windows and solid wood doors provide a wealth of character

Further current accommodation includes a kitchen/diner, two double bedrooms (both with open fireplaces), bathroom, store room and a mezzanine storage level (temporary structure). Above these rooms is a further large loft space with vaulted ceiling. There is a small cellar that is accessed from the garden.

We would recommend any intending purchasers take the advice of the necessary specialists (mortgage broker, conservation officer, surveyor, architect etc) before proceeding with any offer or purchase.

Step Outside...

The plot extends to approximately just under one acre and is very established with an array of tree and shrubs. The main garden area enjoys a favoured westerly aspect meaning there is plenty of afternoon/evening sun and overlooks adjoining fields.



The Location...

Lower Barn enjoys a tucked away position off North Lane, located up a private driveway, just opposite West Hoathly bowls club. West Hoathly itself is a beautifully quintessential Sussex village with an array a gorgeous period homes and the Grade I listed St Margaret's Church that dates from as far back as the 1100. The village is home to the highly regarded West Hoathly CofE primary school. The Cat Inn is is a 16th century free house and one of the area's most popular pubs with some beautiful dining and glorious Sunday Roasts. The Fox Eating & Drinking House is also within strolling distance. If you're looking to arrange something special. Gravetye Manor country house hotel with its Michelin-starred restaurant also falls within the village. The village is surrounded by beautiful Sussex countryside, perfect for rambling and a muddy dog walk!

Nearby towns of Haywards Heath (6 miles) and East Grinstead (6 miles) provide more extensive facilities with excellent shopping facilities and commuter rail services. Haywards Heath mainline station sits on the main London to Brighton line and offers swift links to central London in around 45 mins. The A23 lies just over 10 miles west providing a easy links to the M23/M25 motorway network. Gatwick International Airport is just over 10 miles to the north, whilst cosmopolitan Brighton & Hove and the south coast is 26 miles distant.

The area offers an array of highly regarded schools in both the private & state sectors. State secondary schools in clude Oathall Community College in Haywards Heath, Warden Park in Cuckfield. Sackville and Imberhorne in East Grinstead offer both secondary and sixth form There are also a number of private schools in the local area including Great Walstead, Handcross Park (which links with excellent Brighton College) and Cumnor House Prep schools together with Ardingly College, Hurstpierpoint College, Worth and Burgess Hill School for Girls.

Information

Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Listing: Grade II listed  
English Heritage Legacy ID: 302843  
Services: Mains drainage, solid fuel heating, mains electricity (none tested)  
what3words///: astounded.sprains.joystick

