

Holland Cottage | Church Street | Steyning | West Sussex | BN44 3YB

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £695,000 | Freehold

4 2 1 EPC C

- Grade II Listed medieval hall house dating from circa 1500 on the historic Church Street. Freehold. Council Tax F. EPC C.
- With very well presented refurbished accommodation.
- Reception/dining hall, generous double aspect living room, newly installed kitchen/breakfast room, rear hall & cloakroom.
- Four bedrooms & luxury newly fitted bathroom.
- South-facing private garden with two outbuildings.
- Detached garage.





Description

A rare opportunity to acquire a hansome Grade II Listed medieval timber-framed hall house, originally dating from circa 1500 and situated in the heart of historic Church Street, one of Steyning's most sought-after and architecturally significant locations.

Recognised by Historic England for its special architectural and historic interest, Holland Cottage is an outstanding example of a late medieval hall house, retaining a wealth of original features including exposed timber framing, close-studded construction, moulded beams and a continuous jetty giving its distinctive look. The property is an important contributor to Steyning's Conservation Area and reflects over five centuries of the town's rich architectural heritage.

Formerly forming part of Steyning Grammar School, this landmark property has been sympathetically refurbished with well-presented accommodation arranged over two floors and successfully combining period charm with practical living space, offering well-proportioned rooms and good ceiling heights. The first floor provides four bedrooms together with a newly installed luxury bathroom featuring a freestanding claw-foot bath, walk-in shower, wash basin and WC. The ground floor includes two spacious reception rooms, ideal for both family living and entertaining, alongside a newly fitted kitchen/breakfast room and a cloakroom.

Outside, the property enjoys a secluded south-facing garden with area of lawn and paved terrace, creating an attractive setting for outdoor relaxation and entertaining. There are also two useful outbuildings, while to the side of the property is a detached garage with a small, enclosed courtyard garden area beyond.

Offered for sale with no forward chain and available for early vacant possession, Holland Cottage represents an exceptional opportunity to own one of Steyning's most distinctive and historic homes.

Location

what3words///fiery.drilled.roadways

Church Street is one of the most historic and picturesque roads in Steyning, reflecting the town's long Saxon and medieval heritage. Running alongside the parish church of St Andrew and St Cuthman, the street is lined with attractive historic buildings, timber-framed cottages, flint walls, and former school buildings that help preserve the character of this ancient Sussex market town. Steyning is a charming historic market town in West Sussex, situated at the foot of the South Downs. With origins dating back to Saxon times, the town is known for its medieval buildings, independent shops, and rich heritage linked to St Cuthman. Landmarks such as St Andrew and St Cuthman Church, Saxon Cottage, and Steyning Museum make it a popular destination for visitors, while its attractive High Street and surrounding countryside contribute to its reputation as one of Sussex's most picturesque towns.

Information

Photos & particulars prepared: by H J Burt September 2026 (JW).
Services: Mains services of electricity, gas, water and drainage.
Local Authority: Horsham District Council. Council Tax Band: 'F'
The property is sold subject to all outgoings, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.





















Viewing

An internal inspection is strictly by appointment with vendors' joint sole selling agents:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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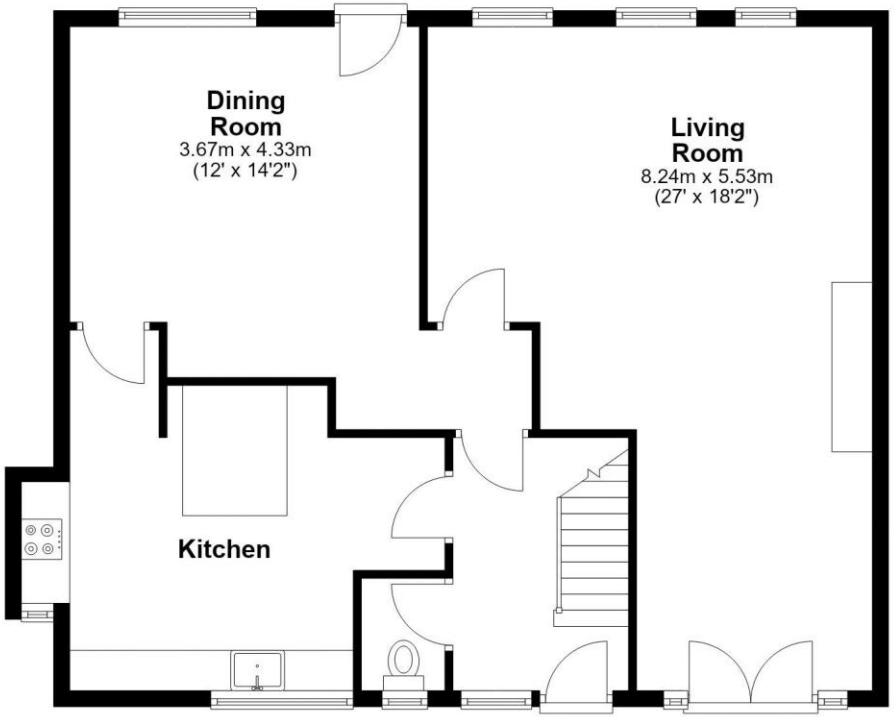
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



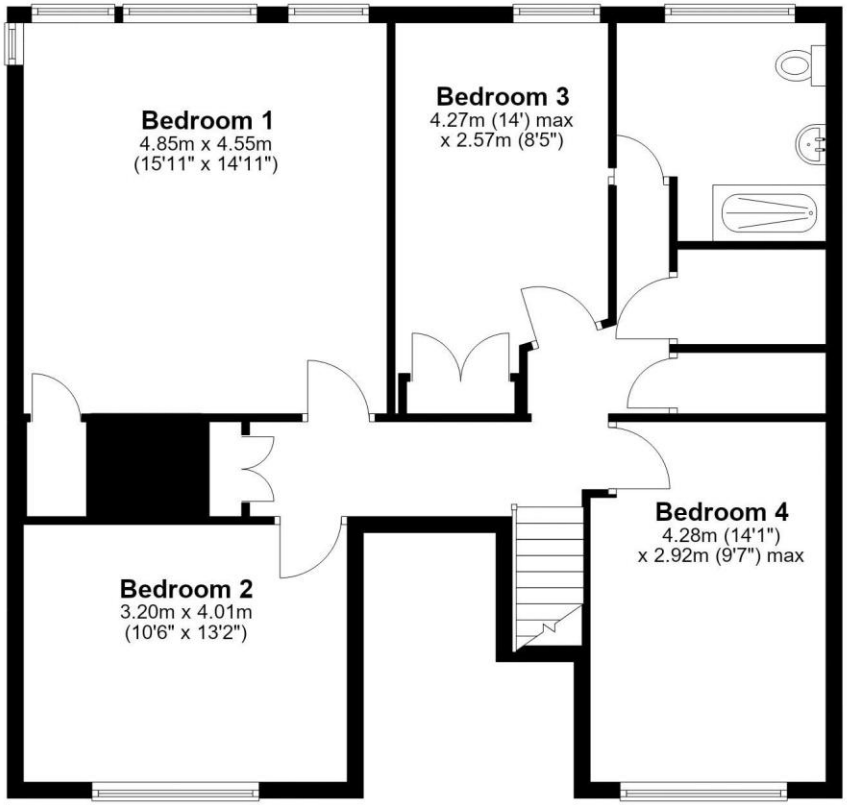
Ground Floor

Approx. 83.0 sq. metres (893.0 sq. feet)



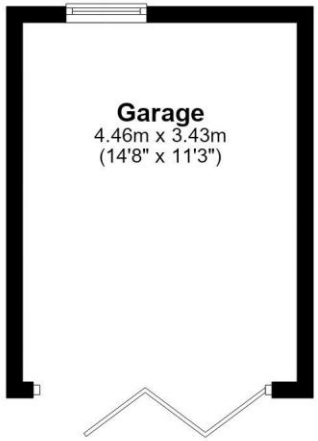
First Floor

Approx. 85.2 sq. metres (917.5 sq. feet)



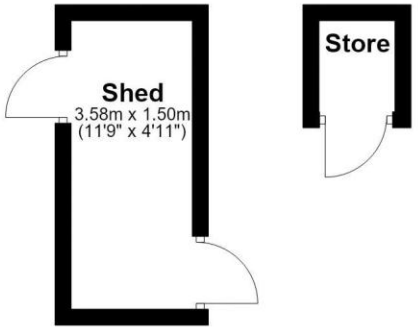
Garage

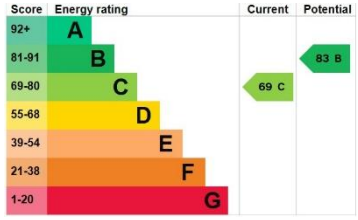
Approx. 15.3 sq. metres (164.7 sq. feet)



Outbuildings

Approx. 6.4 sq. metres (69.2 sq. feet)





Total area: approx. 189.9 sq. metres (2044.5 sq. feet)

