



The Old Dairy | Home Farm | Coolham, Nr. Horsham | West Sussex | RH13 8QJ

H.J. BURT
Chartered Surveyors : Estate Agents



The Old Dairy | Home Farm, Cowfold Road | Coolham, Nr. Horsham | West Sussex | RH13 8QJ

Asking Price: £675,000 | Freehold



- A beautifully finished & presented redevelopment of a former dairy building with pretty outlook over its good size garden & adjoining fields. Freehold. Council Tax 'C'. EPC 'E'.
- Entrance hall to family/study area through to open plan kitchen/dining/living area with part vaulted roof & oak flooring, room, 3 bedrooms & bathroom.
- Driveway with parking & potential for garage outbuilding (subject to consents), good size garden backing onto fields.
- Convenient walking distance of village pub & primary school, Billingshurst: 3.25 miles, Horsham: 8.25 miles, Gatwick c. 23.5 miles.

Description

The Old Dairy comprises a beautifully finished and presented redevelopment of a former dairy building set within a cluster of residential conversions at Home Farm on the semi-rural edge of the small village of Coolham within walking distance of the village school and Selsey Arms pub. The property offers thoughtfully laid out and finished accommodation entered through an oak framed entrance porch with mellow timber clad elevations to the side of the building with brick lower walls and under a clay tiled roof with aluminium rainwater goods.

The **welcoming entrance hall** with oak flooring stretching through to the **family/study area** with **wood burning stove** and **exposed oak framing** thence leads to the **open plan kitchen/dining/living area with part vaulted roof**. The **well-equipped kitchen** includes a good range of fitted units with worktops with cupboards and drawers below, Everhot range cooker, plumbing for washing machine, Belfast sink, integrated dishwasher and integrated fridge/freezer. **Each of the bedrooms are double aspect** with oak flooring and pretty outlook and with fully tiled **bathroom including roll-top bath** with shower over and underfloor heating.

Outside, from the **gated driveway** initially shared with the other properties on the edge of Home Farm the inner gate leads to The Old Dairy and the neighbouring Parliament Barn with tarmac drive with brick paviour edging leading to a **parking and turning area at the front of the conversion** and with **space to potentially erect a carport or other outbuilding subject to necessary consents**.



The **good size garden area** lies beyond the drive with easy to maintain lawn area and iron park railed fenced side boundaries to a hedged outer boundary **overlooking the adjoining fields**.

Location

The property lies at the edge of a cluster of cottages at Home Farm which is set on the Eastern edge of Coolham village accessed from the Cowfold Road/A272 within a 20 mile an hour speed limit zone and providing paved convenient walking access into the centre of the village with William Penn primary school and the adjacent popular Selsey Arms pub. A more comprehensive range of facilities can be found in Billingshurst c. 3.25 miles including superstore shopping and a range of individual shops and facilities as well as a mainline railway station.

The A24 and its junction with the A272 at Buck Barn crossroads to the West is less than 3 miles providing dual carriageway connections to Worthing in the South and Horsham (c. 8.25 miles) in the North and thence connections to the A23 and M23 including Gatwick Airport (c. 23.5 miles) and on to the M25 and the national motorway network.

On the outskirts of Horsham there are an excellent range of sporting and recreational opportunities including local golf courses and driving range, Horsham Joggers plus outdoor recreation centred around Horsham Park including its wildlife pond, swimming pools, tennis courts, cafe, aerial adventure, seasonal events and nature gardens. The Downs Link offers extensive walking, mountain biking and riding opportunities.









There is a good range of state and independent schools for all age groups in the local area.

Information

Prop Ref: HJB03494.

Photos & particulars prepared: August & October 2026 (Ref RBA).

Services: Mains water, electricity drainage.

Tenure: Part of Freehold Title No: WSX393963.

Local Authority: Horsham District Council.

Council Tax Band: 'C'.

Directions

what3words:/// lawfully.grafted.retiring

The property is accessed to the North-East of Coolham village off the Cowfold Road and with outer gated entrance to the private residential units and inner gate leading to The Old Dairy and the neighbouring Parliament Barn.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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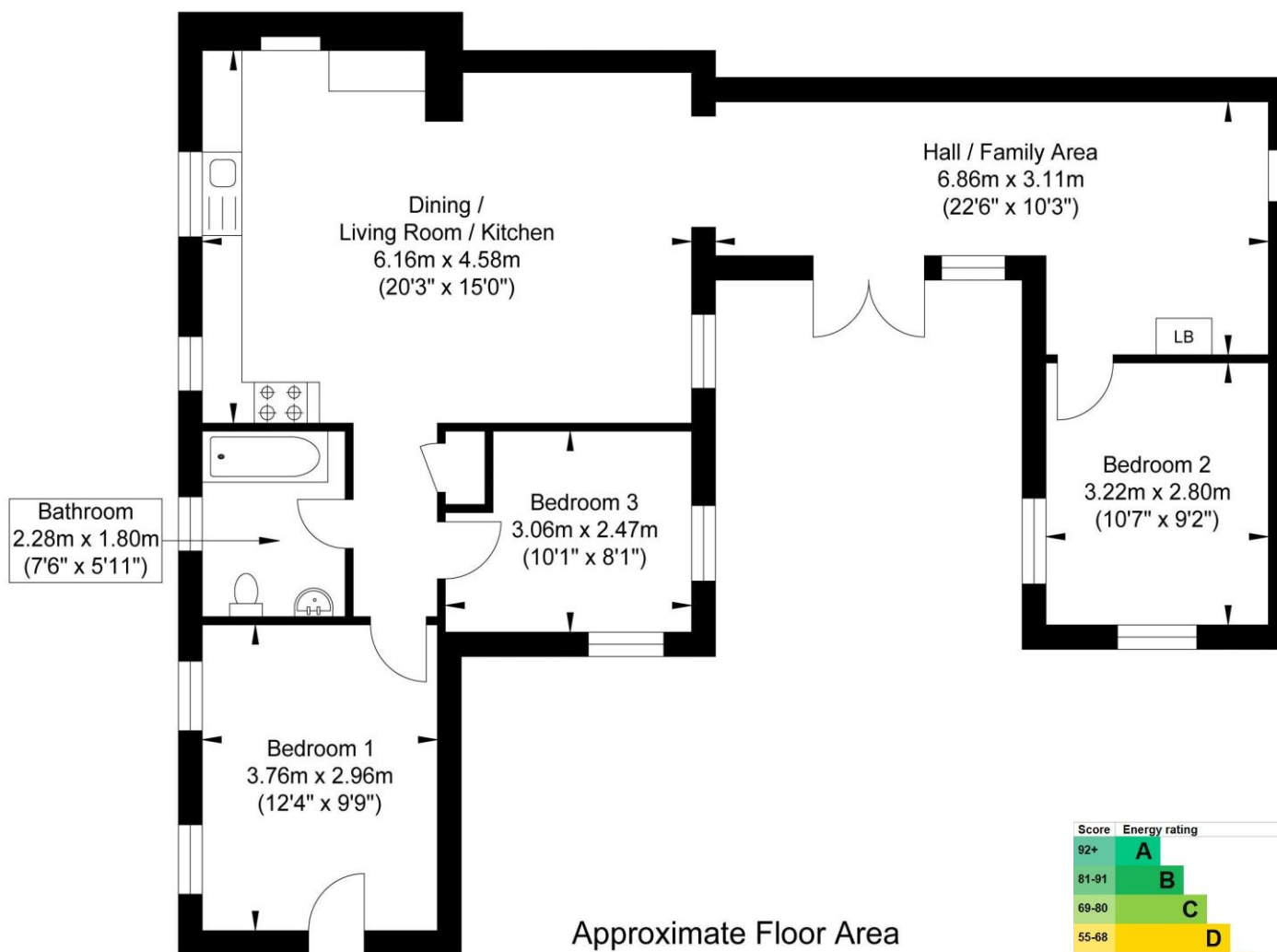
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Cowfold Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area = 80.99 sq m / 871.76 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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