



Parsons Farm | Coltstaple Lane | Horsham | West Sussex | RH13 9BB

H.J. BURT
Chartered Surveyors : Estate Agents



Parsons Farm | Coltstaple Lane | Horsham | West Sussex | RH13 9BB

Guide Price: £1,900,000 |



- A very attractive small farm of c. 28 acres including a Listed farmhouse, annexe, guest cottage, Sussex barn & excellent equestrian facilities incl. pasture land & woodland. Freehold. Council Tax 'H'. EPC 'E'.
- Occupying a very good rural location within 2.5 miles of Horsham.
- Farmhouse with entrance hall, magnificent double height 24' living room, dining room, sitting room, kitchen/breakfast room, utility room.
- Principal ensuite bedroom, bedroom 2 & family bathroom to 1st flr. Impressive guest bedroom & study to 2nd flr.
- Single storey annexe: hall, kitchen/dining/sitting room, living room/bedroom, 2nd bedroom & bathroom.
- Separate 2-bedroom guest cottage. Workshop/stores, tack & feed rooms.
- Scotts 6-box stable yard & additional adaptable outbuilding.
- Fine 5-bay Sussex barn with adjacent single storey byre, 60m x 30m manège. Claydon 5-horse walker.
- Level pasture paddocks & delightful, mature broadleaf woodland with stream. Overall c. 28.07 (11.36 Ha).

Description

Offered for sale for the first time in nearly 30 years, Parsons Farm offers an increasingly rare opportunity to own a fine period house surrounded by its own land, pasture and woodland yet in an unspoilt and accessible rural spot only 2.5 miles from Horsham town centre. In addition to the handsome Grade II Listed timber framed farmhouse, the property includes good secondary accommodation and excellent outbuildings, equestrian facilities and land.

The farmhouse with its mixture of brick, timbered and weatherboarded elevations was historically understood to have been built as a Sussex Barn in the early 17th C. with the Western bays used as a dwelling for most of the building's life and with the remaining bays of the barn converted by the previous architect owner to create a spectacular vaulted 24' reception room approached by the stone flagged floor entrance hall. With further additions within the current owners' tenure, the property offers **flexibility for multi-generational family living between the house, attached annexe and the separate guest cottage.**



The additional outbuildings are also considered to offer **very good potential for further adaptation or conversion to alternative uses** subject to planning and any Listed building consents. These outbuildings include flexible workshop/storage or garage space and with a **particular feature being the fine Sussex barn** that was relocated to the site as a conservation project by the previous owner and which offers considerable potential in its own right.

For the horse lover, the property is very well served by a **very good range of equestrian facilities** including the L-shaped range of **Scotts supplied 6 stables** with additional space at the edge of the yard for further washdown or other boxes (subject to any consents). To one side is an **adaptable timber framed outbuilding** for storage or other uses subject to any consents. Close-by is the **Claydon 5-horse walker** and a path leads past the orchard and walnut groves to a **sand and rubber surfaced manège 60m x 30m by Charles Britton** with post and rail outer boundary and mirrored end. Radiating from the key farmstead are the four main interconnecting but divided by a natural hedgerow/tree lines **pasture fields** together with the **home paddock at the start of electric gated entrance drive.**

The **adaptable accommodation to the house is full of history and character** with many period features including extensive exposed timbers, flooring and with the double height vaulted living room being the main talking point and including a wood burning stove. From the reception hall, there is a **South facing dining room and snug/sitting room with inglenook fireplace** and former front door. A useful utility area with oil-fired boiler, plumbing for washing machine and a range of fitted units connects to the later added and **triple aspect family kitchen/breakfast room overlooking the garden** with French doors out and including a good range of fitted units, electric oven and hob plus Aga.







To the first floor, the **principal bedroom includes a comprehensive range of fitted wardrobes and bedroom furniture and with ensuite shower room**, and then with adjacent **double bedroom three and family bathroom**. To the second floor with its **fine vaulted exposed timbered roof is double bedroom two** with part dividing internal timber framing to **office/dressing area** with fitted cupboards.

The **annexe** may be reached by an interconnecting door from the living room or separate external doors with adjacent **EV charging point** and with accommodation including **entrance hall, South facing kitchen/dining/sitting room** with a range of fitted units, inner hall, **bathroom**, stair ladder to attic/store, **double aspect double bedroom** and a **triple aspect living room/bedroom** with outlook over the garden and sliding glazed doors thereto.

The **attractive gardens** immediately adjoin the house and annexe and include a feature **pond** to the South side, adjacent **summerhouse, kitchen garden and orchard** with mixed fruits including apple, plum, pear and damsons with walnut trees beyond. The **separate guest cottage** includes a **kitchen/sitting room, cloaks/shower room, single ground floor bedroom** and to the **first floor a double bedroom** and dressing area/store. Attached to this are **various adaptable outbuildings**.

Completing the property and lying beyond the pasture fields with separate access from Kerves Lane is the gently undulating **Hard's Wood, a block of beautiful ancient woodland** with mixed broadleaf species including oak, ash, field maple, cherry, hawthorn and hazel with an **underlying carpet of bluebells and an abundance of wild garlic**. Private **paths meander through the wood and down to the stream** with additional **pond area** to one side to complete the overall natural amenity appeal and conservation and wildlife interests. **In total the property extends to approximately 28.07 acres** with a lovely mixture of level pasture land conveniently placed for easy access to the buildings and then the pretty woodland all creating a diverse habitat and beautiful setting for the quiet enjoyment of the owners with **great potential and flexibility for different equestrian, agricultural smallholding or recreational and conservation interests in this fine part of rural Sussex**.

Location

The property enjoys a very good rural location in a peaceful spot and yet is within 2.5 miles of Horsham town centre and station. The largely pedestrianised retail commercial hub to this vibrant old market and commuter town offers an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers including John Lewis, Waitrose and Marks & Spencer, plus a number of restaurants, pubs, delicatessens and bakeries.



Horsham has an excellent range of schools in the area including Collyer's College which is a short walk from the town centre, plus Tanbridge House School and Millais. Christ's Hospital school and station is within 4.5 miles of the property. Horsham railway station provides regular direct services to Gatwick airport (19 mins), London Victoria (55mins) and London Bridge (65mins).

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. The M23 and M25 motorways and other major routes and centres are readily accessible including via links from the A24 with Crawley within 10 miles and Gatwick Airport approximately 18 miles. Guildford is 23 miles and Brighton is 24 miles away. Southwater village also with its good range of facilities is 2 miles away. The A23 at Handcross is within 8 miles.

Information

Property Ref: HJB03406 **Photos & particulars prepared:** May 2026 & updated Sept 2026 (ref RBA)

Services: Mains water and electricity. Oil-fired central to farmhouse, electric heating to annexe and guest cottage. Private upgraded Titan sewage treatment plant

Tenure: Freehold title number WSX214757.

Local Authority: Horsham District Council. **Council Tax Band:** 'H'.

EPCs: The farmhouse: EPC 'E'. The Annexe: EPC 'F'. Guest cottage: EPC 'F'.

A public footpath passes along the Southern and Western edge of the land.

Directions: [what3words///shed.paddock.trending](https://www.what3words.com/shed.paddock.trending)

From Horsham, head out of town on the Brighton Road/A281 and continue to the right/Southbound junction with Kerves Lane and which is shortly after the Tesco Express at the end of St. Leonard's Road. Continue South along Kerves Lane and having driven up the hill and shortly before the T-junction with Coltstaple Lane the private entrance drive to Parsons Farm will be found on the right-hand side as shown on the plan.

Viewing strictly by appointment with:

H.J. BURT Steyning

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

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.







The Annexe



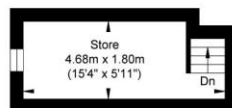
The Guest Cottage





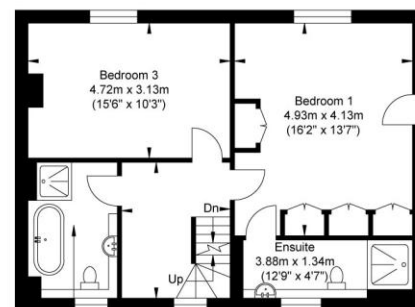
Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

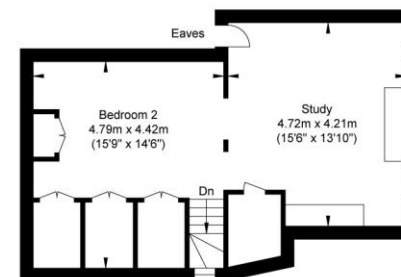


Annexe First Floor
Approximate Floor Area
86.76 sq ft
(8.06 sq m)

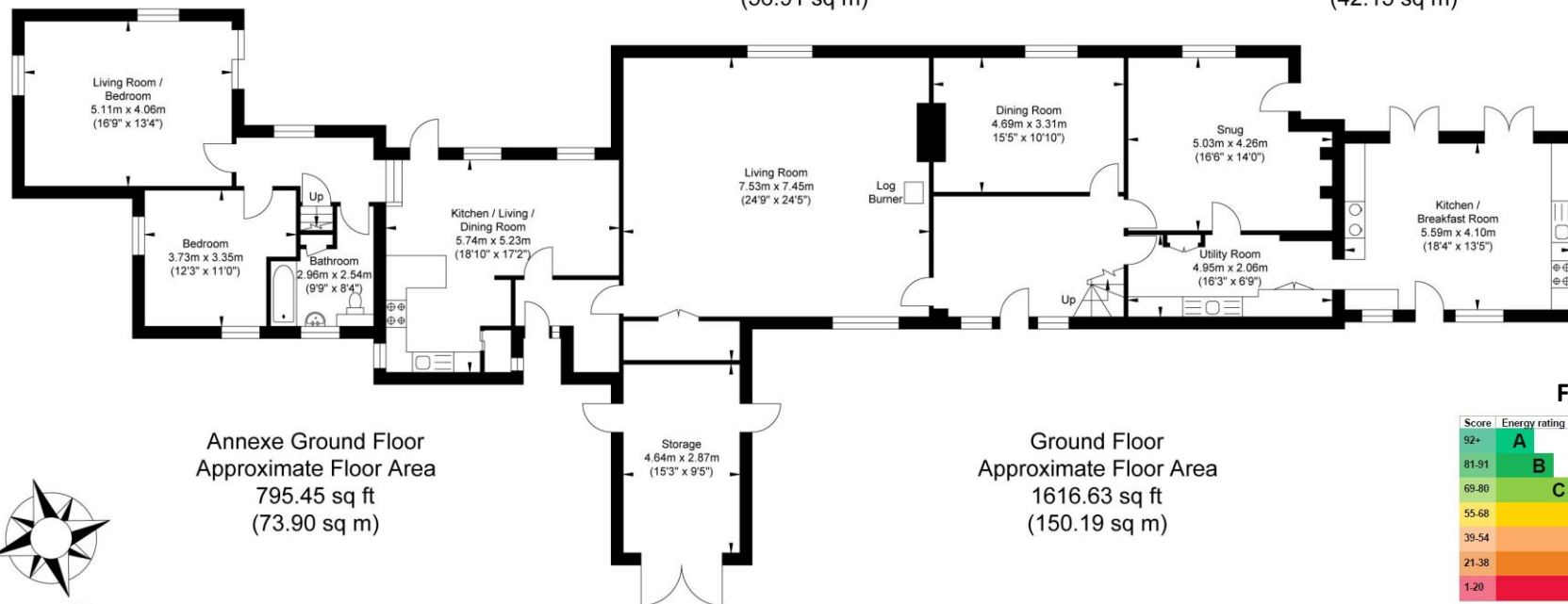
The Farmhouse & Annexe



First Floor
Approximate Floor Area
612.57 sq ft
(56.91 sq m)



Second Floor
Approximate Floor Area
453.70 sq ft
(42.15 sq m)



Annexe Ground Floor
Approximate Floor Area
795.45 sq ft
(73.90 sq m)

Ground Floor
Approximate Floor Area
1616.63 sq ft
(150.19 sq m)

Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	46 E	
21-38	F		
1-20	G		

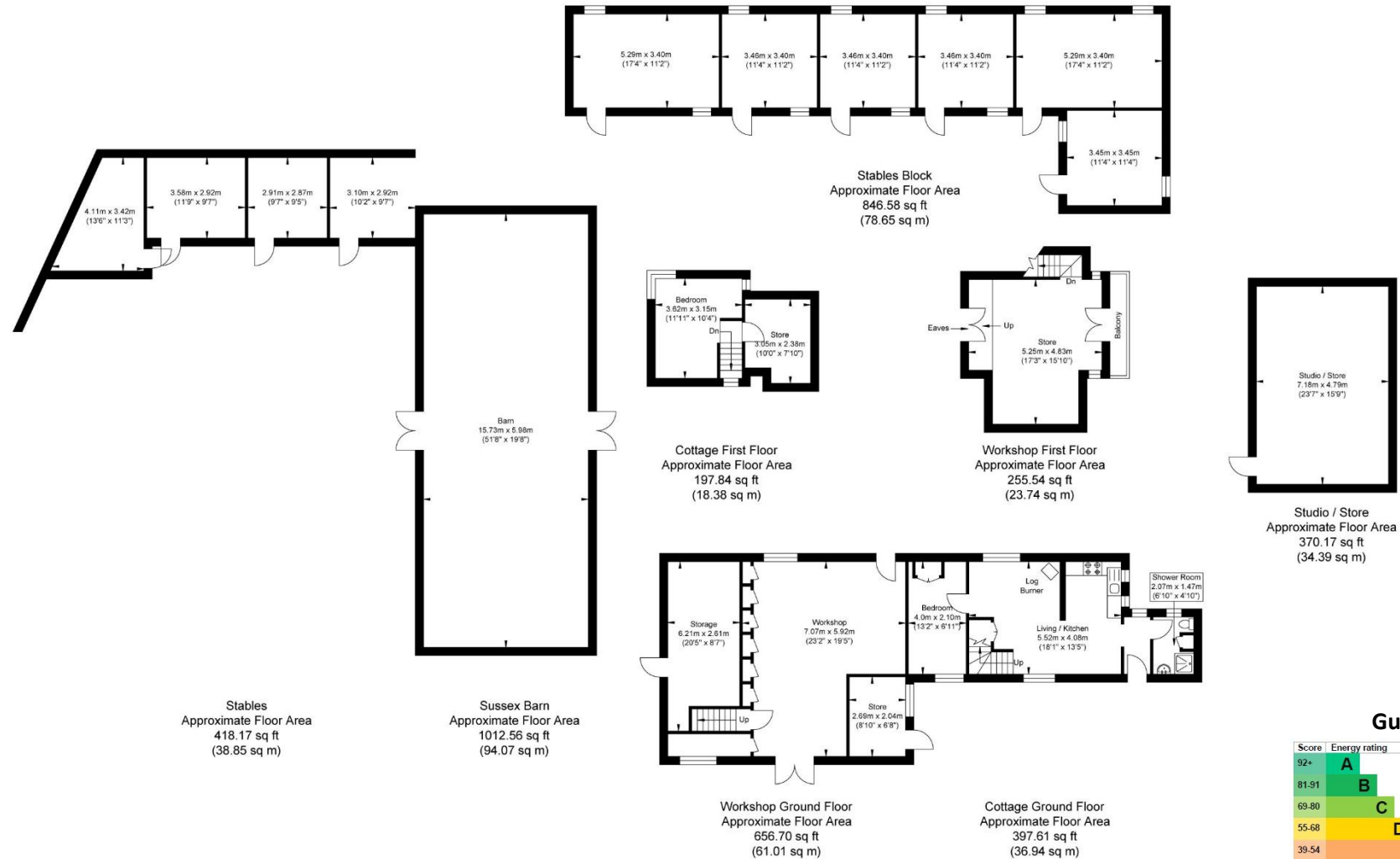
Approximate Gross Internal (Excluding Annexe) Area = 249.25 sq m / 2682.90 sq ft

Annexe Area = 81.96 sq m / 882.21 sq ft

Total Area = 331.21 sq m / 3565.11 sq ft

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

The Guest Cottage, Stables & Outbuildings



Approximate Gross Workshop (Excluding Barn, Cottage, Stables & Studio / Store) Area = 84.75 sq m / 912.24 sq ft
 Sussex Barn Area = 94.07 sq m / 1012.56 sq ft
 Cottage Area = 55.32 sq m / 595.45 sq ft
 Stables Area = 123.72 sq m / 1331.72 sq ft
 Studio / Store Area = 34.39 sq m / 370.17 sq ft
 Total Area = 392.25 sq m / 4222.14 sq ft

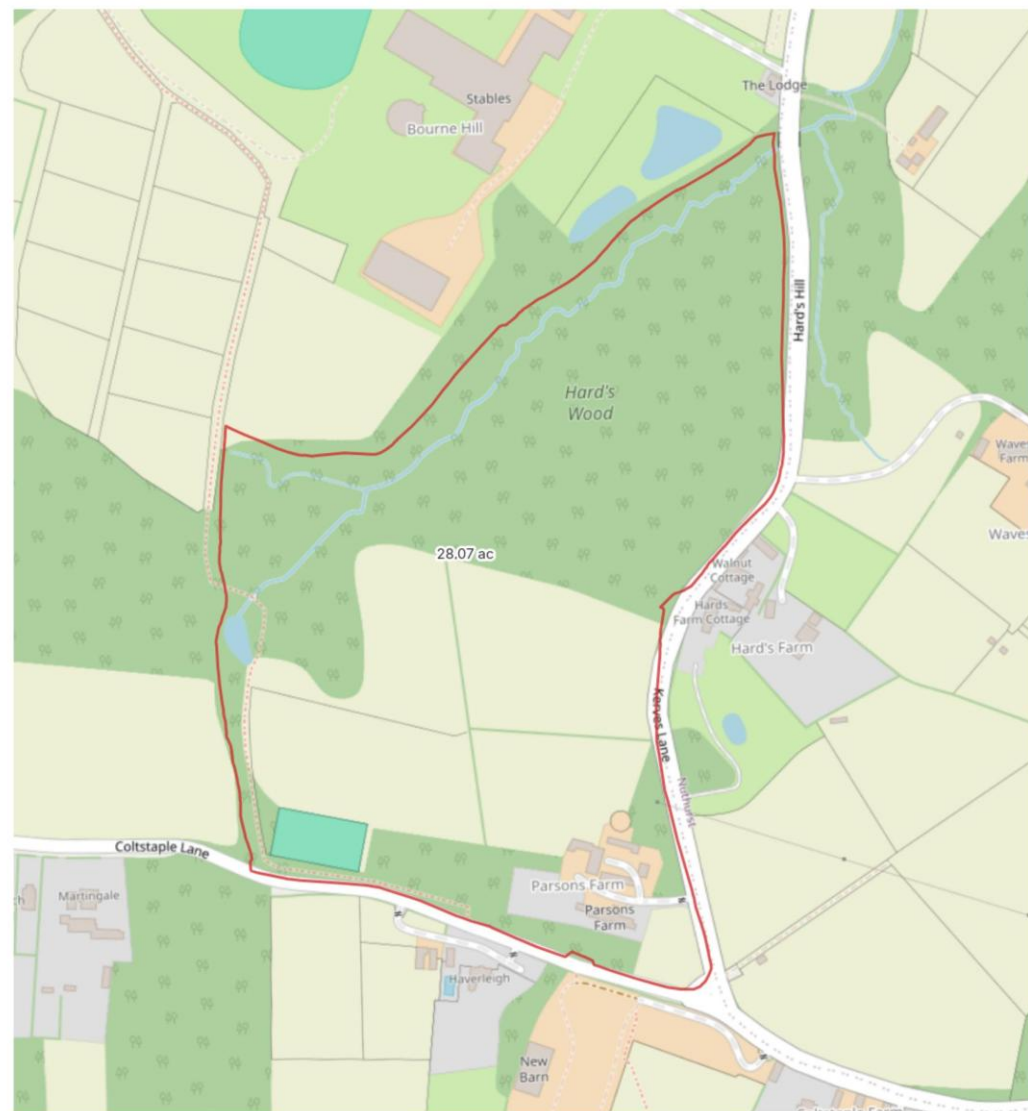
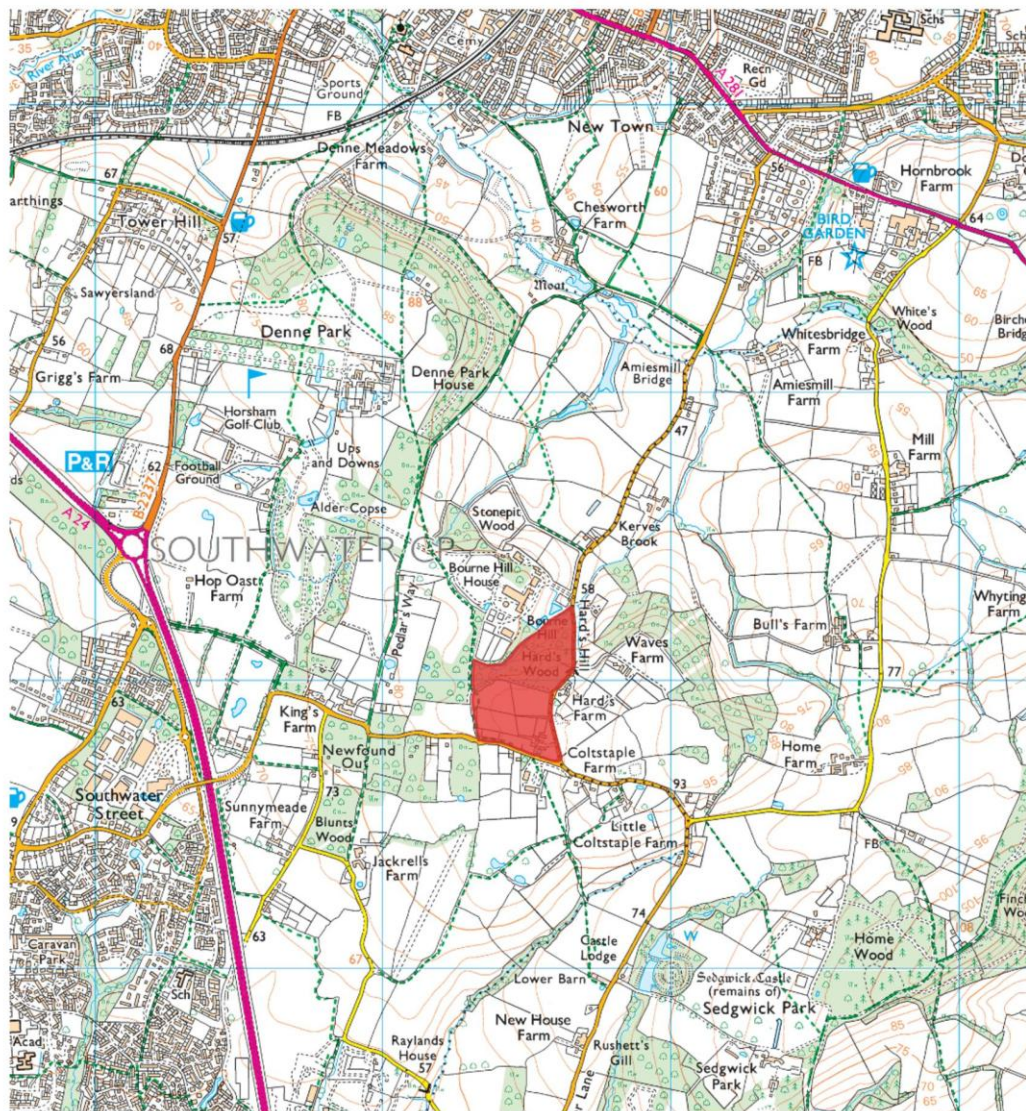
Illustration for identification purposed only, measurements are approximate, not to scale.

Guest Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



Land App



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500 m
Scale 1:25000 (at A5)



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100 m
Scale 1:4500 (at A5)





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