



## Sussex farmhouse in edge of village location

Old Tanyard Farm, Wisborough Green, West Sussex, RH14 0BH

Freehold

**CHURCHILL**  
COUNTRY & EQUESTRIAN

**savills**



Character Farmhouse • 6 bedrooms • 2 bathrooms  
• 3 reception rooms • Kitchen • Separate self-contained  
annexe • 18.37 acres • Sussex Barn • Stabling and  
outbuildings • Further land available by separate  
negotiation

#### Description

Old Tanyard Farm is a charming Grade II listed farmhouse situated on the edge of the popular and well served village of Wisborough Green. Presenting an ideal opportunity to refurbish and improve, the property boasts 18.37 acres of land with potential for equestrian use, along with a substantial Sussex Barn.

The main house dates back to the 17th century and is now in need of refurbishment and modernisation. A well-proportioned galleried reception room leads on to a family kitchen which in turn leads to a utility, pantry and larder area. The main reception room is a delightful sitting room with beamed ceilings and a glorious view over the gardens to the rear. The ground floor accommodation is completed by an elegant dining room and a cosy snug with inglenook fireplace and log burner. To the first floor are six bedrooms and two bathrooms.

In addition to the main house a separate single storey brick built annexe provides useful further accommodation for guests or staff, comprising a living room, kitchen / dining room, bedroom and bathroom.

Externally the gardens are a delightful mix of lawned areas, mature trees and shrubs, and lead down to the banks of the river Kird to the south.

The land amounts to 18.37 acres in total and the majority of this is made up of paddocks with post and rail fencing. The land is well set up for equestrian use, with two stable blocks and a disused sand school which could be re-instated. The outbuildings also include an archetypal traditional Sussex Barn, with various stores, additional stable attached and a mezzanine floor above. The barn has potential for conversion to residential use, subject to obtaining the relevant consents.

**Agents Note:** Further land is available by separate negotiation which will be subject to an uplift clause for 25 years at 25% of the uplift in value subject to a successful grant of planning permission for residential development.



**Location**

Wisborough Green is the quintessential English village with its cricket green, primary school, church, pubs, village store and Post Office. It is clearly an active and vibrant community as evidenced by its well-designed website at [www.wisboroughgreen.org](http://www.wisboroughgreen.org) The well-supported village shop provides a good range of shopping for daily needs whilst a more extensive range of shopping and services is to be found at Billingshurst, Cranleigh and Petworth.

Main line stations at Billingshurst and Witley provide regular services into Victoria and Waterloo respectively. An excellent choice of local schools includes a playgroup and primary school in the village and the Weald secondary at Billingshurst. In the private sector Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Penntorpe are within easy reach. Recreational opportunities are many and varied. There is golf at a number of clubs in the area including Chiddingfold, Cowdray Park, Wildwood and Goodwood.

There is polo at Midhurst and Hurtwood Park, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world famous motor sport events at Goodwood include the Festival of Speed and the Revival Meeting.

**Tenure**

Freehold

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills or Churchill Country & Equestrian





**Old Tanyard Farm, Wisborough Green, West Sussex, RH14 0BH**

**Approximate Area** 275.5 sq m / 2965 sq ft (Excluding Carport)

**Annexe** 46.3 sq m / 498 sq ft

**Outbuildings** 262.7 sq m / 2828 sq ft

**Total** 584.5 sq m / 6291 sq ft

**Including Limited Use Area** (2.2 sq m / 24 sq ft)



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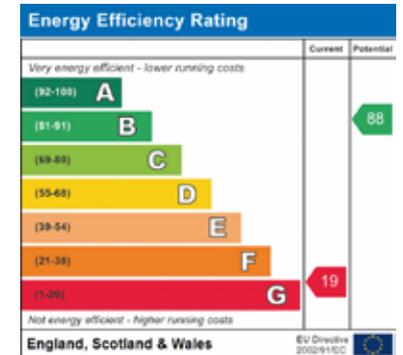
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**Farm Annex**



For identification only. Not to scale. © 210302KG

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