



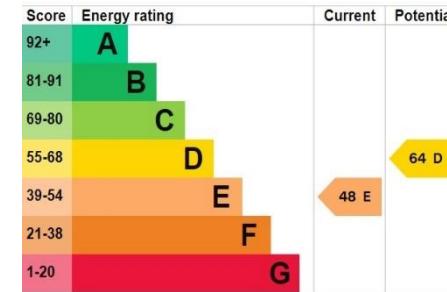
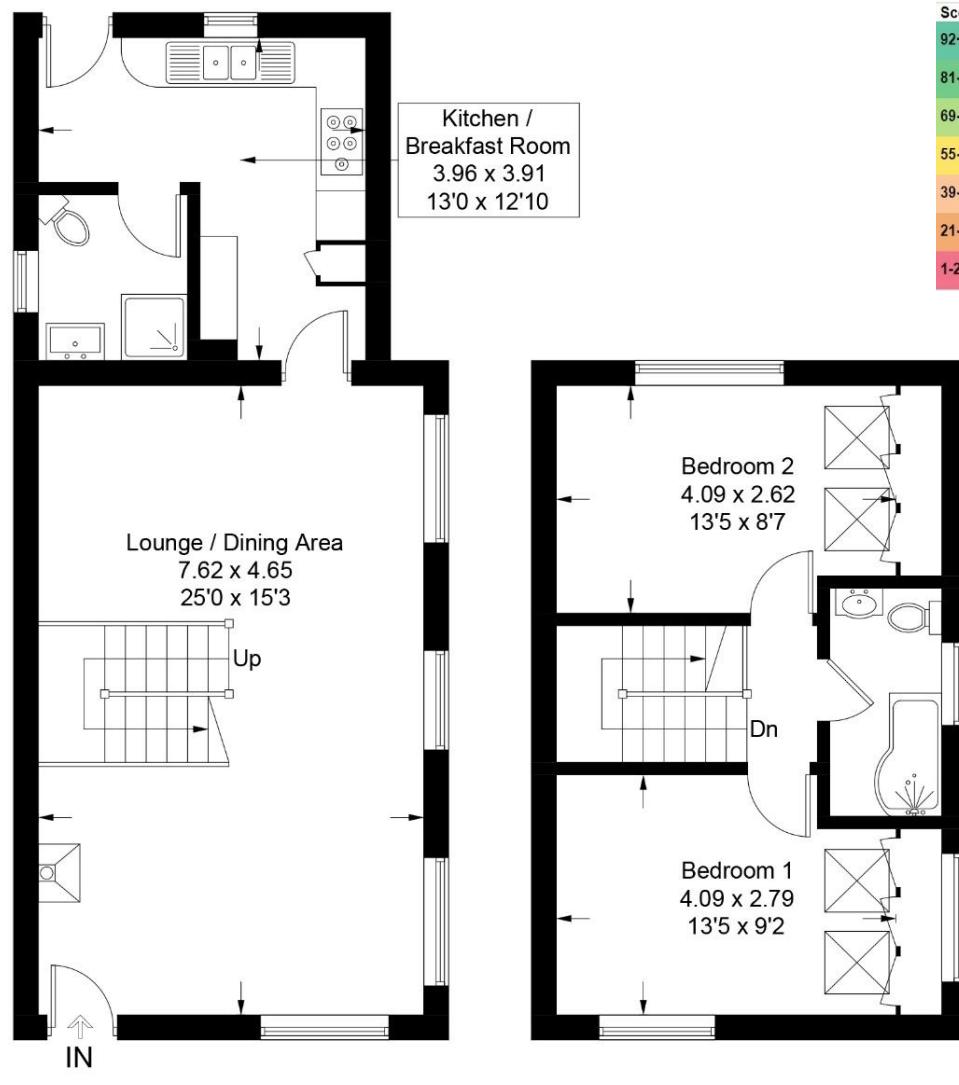
Guernsey Cottage & Land | Muntham | Barns Green, Nr. Horsham | West Sussex | RH13 0NH

**H.J. BURT**  
Chartered Surveyors : Estate Agents



# Muntham, RH13

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft



- An appealing detached former dairy farm building conversion occupying an accessible rural location and together with an attractive parcel of close-by pasture land situated within convenient walking or riding distance of the cottage. Freehold. Council Tax Band 'C'. EPC E.
- Offering beautifully presented, bright & airy, accommodation including kitchen, utility/cloaks/shower room, living/dining room with wood-burning stove. Two bedrooms & bathroom to the first floor.
- Courtyard garden and adjacent parking.
- With direct access to country footpaths and leading to the vibrant village.
- Including a separate (350m from the cottage) parcel of pasture land of c. 5.64 acres (2.28 Ha) with direct public bridleway access.
- Christ's Hospital train station c. 3 miles; Horsham c. 6 miles.

## Description

Guernsey Cottage comprises a beautifully presented detached cottage converted from a former milking parlour in 2019 and occupying an appealing rural location in the hamlet of Muntham, in a cluster of buildings on the edge of Muntham Home Farm accessed off Muntham Drive leading from Barns Green village. The external elevations of the building comprise easy maintenance cladding to the exterior under a slate covered pitched roof to the main part and with double glazed uPVC windows.

The bright airy accommodation includes front door into **L-shaped kitchen** with modern fitted units and Kitchener 90 range cooker (electric grill and double ovens and propane gas 5-ring hobs) and thence access to **shower/cloaks/utility room** with shower, w.c. and wash hand basin. The **pretty living/dining room** is double aspect with side door to the courtyard garden, wood burning stove, part wood finish floor and stairs rising to the first-floor landing. Double **bedroom 1** and **bedroom 2** each have fitted wardrobes, side windows and Velux windows and the **bathroom** includes a white suite and Velux window.

To the side and end of the cottage is a **courtyard garden area** with **shed** and with adjacent **parking to the front**. The garden currently has some planting in farm troughs, but equally has great scope for someone to design an easy to maintain area, yet large enough for ideas like pergolas, water features or potentially a conservatory or home office (subject to consents). There is then the **very attractive pasture field** further down the track.



## Location

The property lies on the edge of Muntham Drive, a private road leading West from the junction at Two Mile Ash Road, Chapel Road and Sand Hills Road. Barns Green village enjoys a very varied and active social structure as well as good facilities.

Barns Green Stores is a well-stocked shop which includes a Post Office and, if you enjoy a walk, is in strolling distance from Guernsey Cottage. The Queen's Head is the local pub which offers refreshments and food in a traditional setting.

There is a recently modernised social club with changing areas for sports clubs. A children's play area and the modernised village hall with large car park lie on the boundary of the village green. Examples of events here are Monday club, race nights, film nights, W.I., village quizzes, pilates, playgroup, youth club and the venue for the Barns Green Amateurs Dramatics. It is also the hub of the popular Barns Green Half Marathon.

A short walk from Guernsey Cottage is down the lane turning left onto the footpath across the school grounds to the East. Crossing the copse, along which runs another footpath, will bring you through a gateway which reveals the lovely vista looking down onto the village green and across the roof tops of the village. It is an idyllic viewpoint for watching summer cricket matches and especially pretty in colourful autumn or winter weather.

Children of Barns Green enjoy the convenient location of the recently built infants/primary school which also has a function room that may be booked for outside functions from time to time.



Further afield, the old market town of Horsham with its extensive range of shopping and other facilities and mainline station (London Victoria) is within 6 miles. Both the A24 and A23/M23 (both East) are within a convenient travelling distance with the A24 providing dual carriageway access to Horsham and Dorking in the North and Worthing and the A27/M27 in the South. The A23/M23 provides connections to Gatwick Airport (approx. 21 miles) and thence to the national motorway network.

## Information

**Property Reference:** HJB02891. **Photos & particulars prepared:** July & Aug 2024 (ref RBA).

**Services:** Mains services of water and electricity are connected. Shared private drainage.

The property is sold subject to all outgoings, easements and other rights and obligations of every description whether mentioned in these particulars or not.

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

## Directions

What3words://liner.joked.inherit

Directions from the centre of Barns Green at the junction between Two Mile Ash Road and Chapel Road/Sand Hills Road, continue up Muntham Drive with the cricket/recreation ground on your right-hand side and then passing the village hall. Thence carry on as the road rises passing the side entrance drive to Muntham School and continue around Muntham Drive as the road bends to the right and continue straight on this private drive until reaching Muntham Home Farm and the property will be seen ahead of you and just to the right (having gone past the left fork in the drive).

## 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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