

Glatting Lane

£ 1,895,000

📍 Glatting Lane, Sutton, Pulborough, West Sussex, RH20 1PR

Grade II the main house provides a perfect opportunity to embark on a programme of refurbishment and reconfiguration (subject to the usual necessary consents) in the most stunning downland setting within the South Downs National Park.

Glatting Farmhouse is a fine period country house reputed to date back to the 15th century with later additions. Listed Grade II the main house provides a perfect opportunity to embark on a programme of refurbishment and reconfiguration (subject to the usual necessary consents) in the most stunning downland setting within the South Downs National Park.

The house retains many of its original key features having been traditionally built over a timber frame using local stone and set under a clay peg tile roof. The western half was however remodelled in the 1950s to create rooms with higher ceilings and more Georgian proportions which externally has also been part tile hung.

The farmhouse retains its inglenook fireplace, along with a bread oven and much of its original brick flooring and heavy ceiling timbers on the ground floor. It also benefits from its own cellars. Accommodation is set out over three floors and currently includes two kitchens and four generous reception rooms.

To the north east of the main house, and providing a particularly exciting opportunity combined with the farmhouse, is a detached range of traditional stone, flint and brick former agricultural buildings.

Principal rooms and bedrooms, with attractive fireplaces in some, are in the most part a regular shape and generously proportioned. The majority of windows are large and the vistas breathtaking.

Gardens

Outside the farmhouse is set centrally within its own grounds with large gardens to the north and south and an extensive orchard and grass tennis court to the east.

Bounded by flint walls and interspersed with various mature trees and shrubs, the garden is divided into a series of garden rooms by low privet hedging and flower borders. There are various seating areas to enjoy the stunning landscape.

Outbuildings

Immediately to the south of the farmhouse is an old brick built farm store and three former pig pens, offering the potential for future conversion to an annex or outside office subject to obtaining the necessary consents.

Barns

To the north east of the main house, and providing a particularly exciting opportunity combined with the farmhouse, is a detached range of traditional stone, flint and brick former agricultural buildings. Using locally sourced materials and building methods these buildings offer a huge potential for conversion into a myriad of future uses including garaging, stabling, indoor swimming pool, external work from home office/consulting room or ancillary accommodation for staff or visitors.

Central within this group is a large traditional timber framed Sussex barn built with a mixture of flint,

brick and local stone this huge barn benefits from two sets of floor to ceiling coach doors which offer unrivalled views from the property to the north and over the gardens to the east.

At the entrance of the property there is space to park a substantial number of vehicles. View payable Stamp Duty for this property

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