



## Wellhouse Farm

WELLHOUSE LANE | KEYMER | WEST SUSSEX | RH15 0BN

**Chatt**  
estates



# Situation

A generously proportioned and significantly updated detached 'Sussex style' house set in beautiful landscaped gardens and grounds of approximately 4.6 acres with a detached 2 bedroom annexe and further outbuildings

Lying at the foot of the South Downs, Keymer is a quaint village playing host to a parade of local shops and a public house and church. The private lane on which Wellhouse Farm is situated provides direct access onto a wide all-weather bridleway/footpath that to Ditchling village. The larger town of Burgess Hill, with its mainline train station is a short drive away and provides regular rail services to London. There are an array of local state and private schools for all ages.

Set along a private lane and boasting over 6000 sq ft of accommodation, Wellhouse Farm is a traditional 'Sussex Style' house that has been sympathetically enlarged and improved by the current vendors in the recent years. Prominently positioned within the plot, this detached family house was built in 1988 and offers balanced accommodation over 2 floors with luxury fixtures and fittings throughout including a bespoke 'Thomas Ford' kitchen and 'Perrin & Rowe' sanitary ware. Reception space is plentiful with 3 reception rooms on the ground floor including a sizable drawing room looking out over the meadow. 6 bedrooms and 4 bathrooms are arranged over the first floor with the principal bedroom suite benefiting from a walk in dressing room and en-suite bathroom. Set within the grounds are a variety of outbuildings including a large 2 bedroom annexe providing the perfect guest or multi-generational accommodation. A large barn provides a multitude of uses and there is the benefit of the recent addition of a detached double carport and attached garden room/office. Beautifully landscaped gardens and grounds surround the property and amass to approximately 4.6 acres. Formal lawns with well stocked beds and a sizable raised terrace can be enjoyed by both the house and the annexe with a large paddock sitting to the north. A sweeping driveway provides parking for several cars and access to the detached carport.



# Kitchen

- » Bespoke 'Thomas Ford' kitchen
- » Shaker style wall and base units
- » Mixture of limestone and carrara marble worksurfaces
- » Space for range cooker with extractor fan over
- » Wall mounted 'Pot filler'
- » Inset twin 'Butler style' sink
- » Wash hand basin with separate filter water tap
- » Fitted 'Bosch' dishwasher
- » Space for 'American style' fridge freezer
- » Stone flooring with underfloor heating



# Bathrooms

## Family Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Two wall mounted wash hand basins
- » Low level w.c. suite
- » Heated ladder style towel radiator



## Principal Bedroom En-Suite Bathroom

- » Free standing 'Ashton Bentley' bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

## Bedroom 2 En-Suite Shower Room

- » Large walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



## Bedroom 3 En-Suite Bathroom

- » Free standing bath with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Traditional style pedestal wash hand basin

# Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Bespoke 'Thomas Ford' kitchens in both the house and detached annexe
- » Underfloor heating in the kitchen and entrance hall of the house
- » Sizable utility room
- » Detached 2 bedroom annexe
- » Detached barn and integral double carport
- » Detached double carport with attached garden room/ office
- » Landscaped gardens and grounds of approximately 4.6 acres including fenced paddock to the north of the plot.



# Outbuildings

---

The property benefits from further outbuildings. A large sizable barn lies behind the annexe and benefits from a carport with parking for 2 cars at the front.

There is also the benefit of a detached double carport and office. The Garden Room/Office benefits from light and power, central heating and has hardwired internet cabling.



# Annexe

The property benefits from a detached 2 bedroom self contained annexe adjacent to the main property. The annexe has a sitting room and a kitchen/dining room with patio doors leading out to the wonderful gardens. The 2 double bedrooms are serviced by a family shower room and en-suite shower room.

## Kitchen

- » Bespoke 'Thomas Ford' kitchen
- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset 'Siemens' electric induction hob with extractor over
- » Inset sink
- » Two integrated Siemens' electric ovens with warming drawer under
- » Fitted fridge freezer
- » Integrated 'Siemens' dishwasher
- » Centre island unit with breakfast bar

## Shower Rooms

A family bathroom and en-suite shower room benefiting from fully fitted white suites comprising a fully tiled walk-in shower, fully tiled shower cubicle, low level w.c. suites, wash hand basins and heated ladder style towel radiators.





# External

The property is approached over a sweeping shingle driveway providing parking for several cars and access to the detached carport. A timber gate provides access to the rear garden which can be enjoyed by both main house and annexe. An elevated stone terrace extends to the south of the house with well stocked shrub and plant beds with steps leading down to an expanse of lawn. Extending to the north of the house are fields with hedgerow borders and a post and rail fence.





## Transport Links from wellhouse Farm

|                            |                   |
|----------------------------|-------------------|
| Burgess Hill Train Station | approx. 1.3 miles |
| Hassocks Train Station     | approx. 1.7 miles |
| London Victoria By Train   | approx. 47 mins   |
| A23 Slip Road              | approx. 6.1 miles |
| Brighton                   | approx. 9.2 miles |
| Gatwick Airport            | approx. 22 miles  |

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Wellhouse Lane, Keymer, RH15 0BN

Approximate Gross Internal Area = 397.9 sq m / 4283 sq ft  
 Annex = 153.8 sq m / 1655 sq ft  
 Outbuilding = 126.9 sq m / 1366 sq ft  
 Garden Room / Carport = 42.9 sq m / 462 sq ft  
 Total = 721.5 sq m / 7766 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

34 HIGH STREET | DITCHLING | EAST SUSSEX | BN6 8TA

**Chatt**  
estates