



Grade II listed character house with separate bungalow and extensive range of versatile outbuildings, set in over 14 acres

**Howells, Friday Street, Rusper, Horsham, West Sussex RH12 4QA**

Guide Price £1,250,000 Freehold

**savills**



## Howells

Entrance hall • Sitting room • Dining room • Kitchen • Scullery • Cloakroom • Boot room • Three bedrooms • Bathroom • EPC exempt

## Howells Bungalow

Hall • Sitting room • Kitchen/dining room • Two bedrooms • Bathroom • EPC rating D

Studio with shower room and kitchenette  
Coach house with attached double carport  
Double garage  
Various stores  
Three timber cabins  
Stable workshop with two separate container units  
Gardens and grounds with orchard and stream  
Swimming pool (in need of repair)  
Woodland  
Two paddocks with field shelters

## About 14.21 acres in all

### About the property

Believed to date from the early 1400s, Howells is a pretty timber-framed house, listed Grade II – of special historic or architectural importance. The house is attractively situated in a small hamlet of properties on the edge of Rusper; rural and yet not isolated, benefitting from over 14 acres of gardens, grounds, paddocks and woodland and an extensive range of versatile outbuildings (some in need of repair) including a separate, modern two bedroom bungalow.

Set behind wrought iron gates with a large driveway offering ample parking for a number of cars, the main house is full of character features in keeping with its age, and is clearly a comfortable home. Points of note include a wealth of exposed timbers, leaded light windows, some original doors, and open fireplaces. There are two main

reception rooms on the ground floor lying off the vaulted entrance hall: a spacious dual-aspect sitting room with fireplace, and a dining room with clay tiled floor and handsome inglenook, both with woodburners. The traditional-style kitchen also has a clay tiled floor and is fitted with a good range of wooden units, a central island, walk in pantry and a two-oven Aga; it is served by adjoining utility and boot rooms, both opening to the garden. A cloakroom with WC completes the ground floor.

There are three vaulted bedrooms on the first floor, accessed by two staircases. Bedrooms two and three have wash basins (currently disconnected); bedroom one is adjacent to the good-sized family bathroom which is fitted with a suite including a freestanding roll top bath and separate shower cubicle.









### Howells Bungalow

Dating from the 1950s, Howells Bungalow is a modern, single-storey detached property comprising a sitting room, kitchen and dining room, two bedrooms and a bathroom.

### Outbuildings

There are a number of outbuildings arranged around the driveway, including a timber framed single storey coach house (currently used as a workshop) with power connected and an adjoining open car port, together with a double garage and various stores in need of repair (one housing the oil tank and one a former aviary).

To the rear of the garaging is a studio, with shower room, WC and small kitchenette, used as an occasional guest suite.

In addition, there are three timber cabins within the grounds in various states of repair, two with power connected and all offering useful storage or the potential for home working.

Within the paddock, and separately accessed via a secondary driveway from Friday Street, is a large former stable block. Currently used as a mechanics workshop, the building retains the original stalls and could be reinstated as a stabling. There are two steel containers and a separate timber shed adjacent to the workshop offering excellent storage, and two open field shelters.

### Gardens, grounds, paddocks and woodland

Lying immediately to the south of the house is an area of garden, dotted with mature trees and large shrub beds, which slopes down away from the house to the stream. The swimming pool lies to the south east of the house, in an area enclosed by mature tree, and is in need of restoration.

Footbridges cross the stream to a part-wooded meadow planted with fruit trees, from which a further five-bar gate opens to the fenced footpath and the tree-lined paddocks beyond. A band of mature deciduous woodland forms the eastern boundary, and is carpeted in bluebells and some rare orchids in spring.

Please refer to the site plan for the full extent of the land and position of the outbuildings.

### Agent's Note

A fenced footpath runs west to east between the gardens and paddock, and through the woodland. Please refer to the site plan.







**GARAGE & BUNGALOW**



**COACH HOUSE & CAR PORT**



**CABIN & STUDIO**



**CABIN**



### Local information

Howells is situated in a rural position close to the West Sussex and Surrey border, within a small hamlet of properties on the outskirts of the village of Rusper. The village centre is just over two miles in distance, noted for its charming period houses and cottages, with local facilities including the village stores, primary school, two village inns and the Ghyll Manor Hotel and Restaurant.

Horsham (four miles) is a vibrant town offering a good range of shops and restaurants, a theatre, cinema and a leisure centre; further shopping is found at Crawley (seven miles).

Sussex offers a wealth of leisure and cultural activities, with sailing at Ardingly and the coast, golf across West and East Sussex, including Cottesmore Golf Club, and local athletics and sporting clubs at all levels across the county.

There are many footpaths and bridle paths across the surrounding countryside, and open spaces at Tilgate and Buchan country parks. Local spa and country house hotels include South Lodge, Alexander House and Ockenden Manor.

The area offers excellent transport links. Horsham offers regular direct services to London Victoria and London Bridge/St Pancras International, journey time from 55 minutes. Faygate (4.5 miles) offers regular services to London Bridge/St Pancras International, journey time from 59 minutes. Three Bridges (8.5

miles) offers regular fast trains to Central London, journey time from 40 minutes. To the east, the A23/M23 gives access to Gatwick airport (10 miles), central London (36 miles) and the south coast.

There are many highly regarded state and private schools in the local area including Rusper primary school, Cottesmore Prep School, Handcross Park (Brighton College), Millais School, Christ's Hospital, Farlington and Worth.

All distances and journey times are approximate.

### Services

Both Howells and Howells Bungalow have oil fired central heating, mains water and electricity, and private drainage. LPG for the swimming pool. The property benefits from full fibre broadband direct to the house (FTTP).

### Outgoings

Horsham District Council, 01403 215100. Howells council tax band G; Howells Bungalow council tax band A.

### Energy Performance

A copy of the full energy performance certificate is available on request.

### Viewing

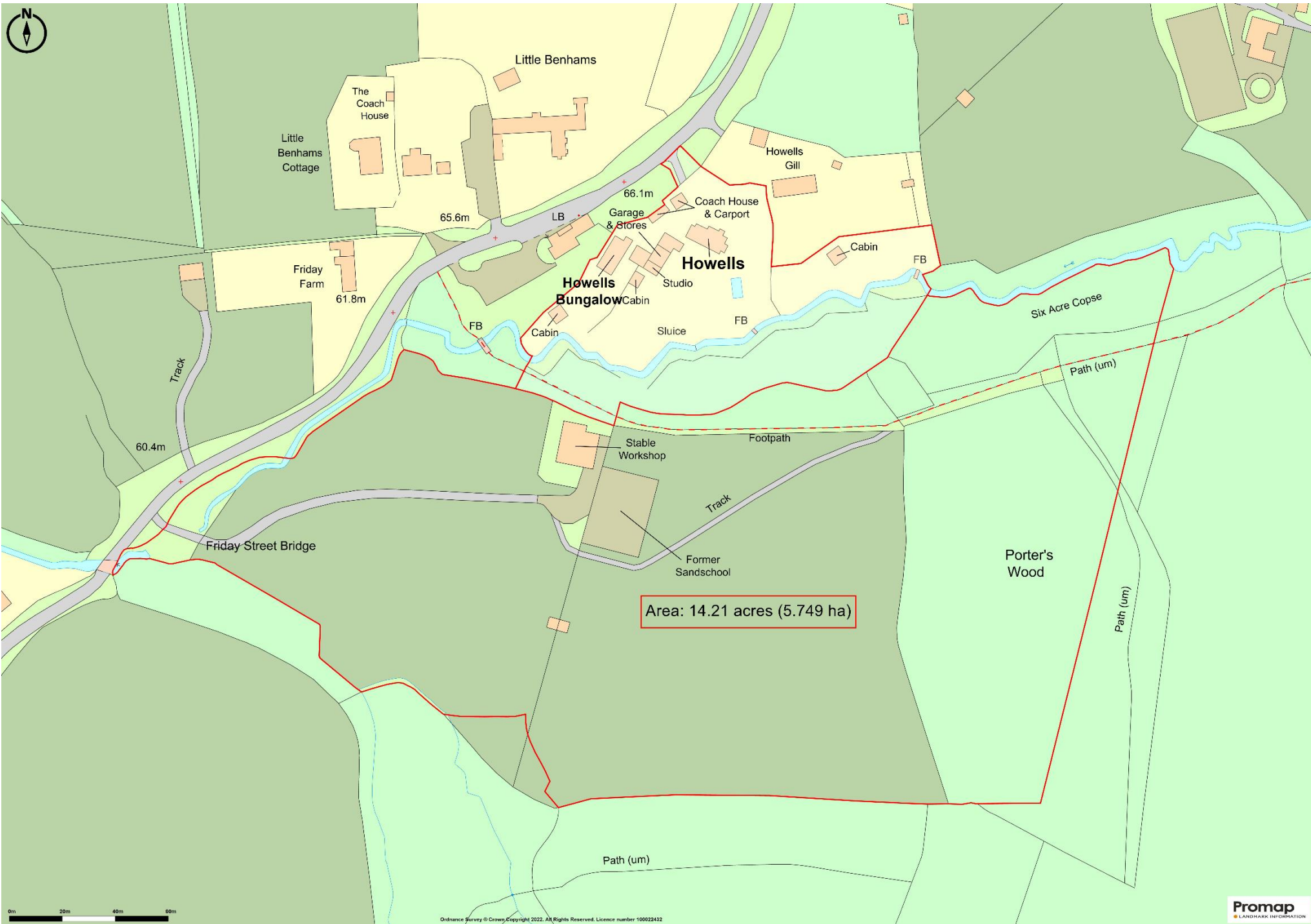
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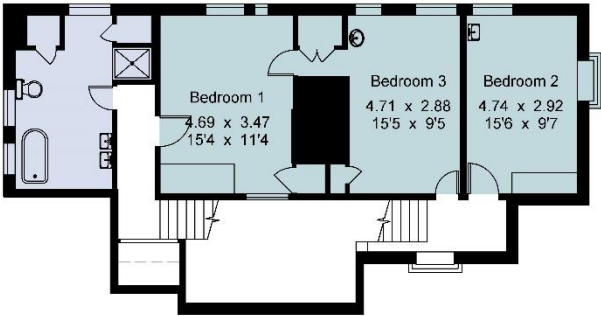




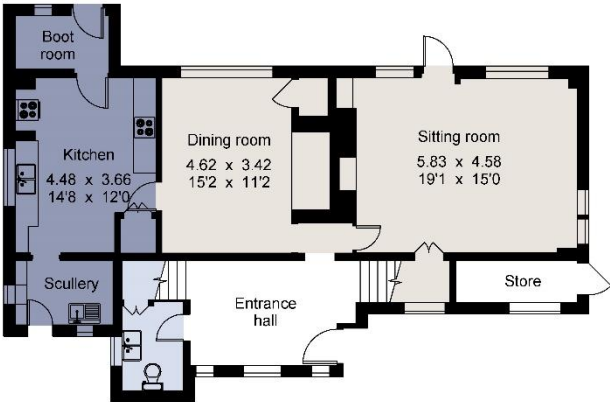




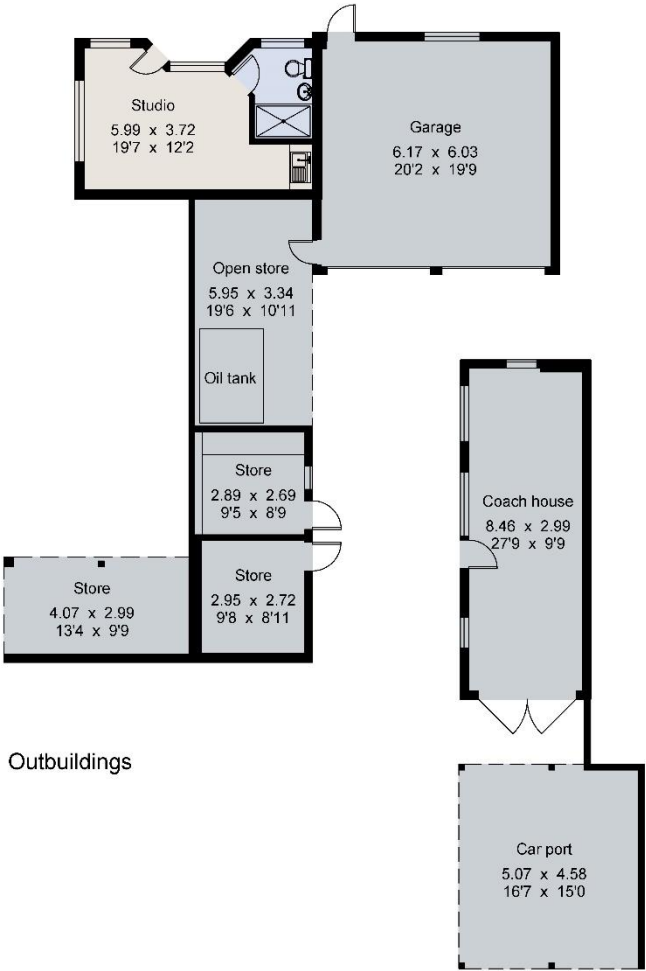
**Howells, Rusper**  
**Gross internal area (approx)** 195.6 sq m/ 2105 sq ft  
**Outbuildings** 155.3 sq m/ 1671 sq ft  
**Bungalow** 86.4 sq m/ 930 sq ft  
**Cabins** 54.2 sq m/ 583 sq ft  
**Stable workshop** 205.4 sq m/ 2210 sq ft  
**Total** 696.9 sq m/ 7499 sq ft



First floor



Ground floor

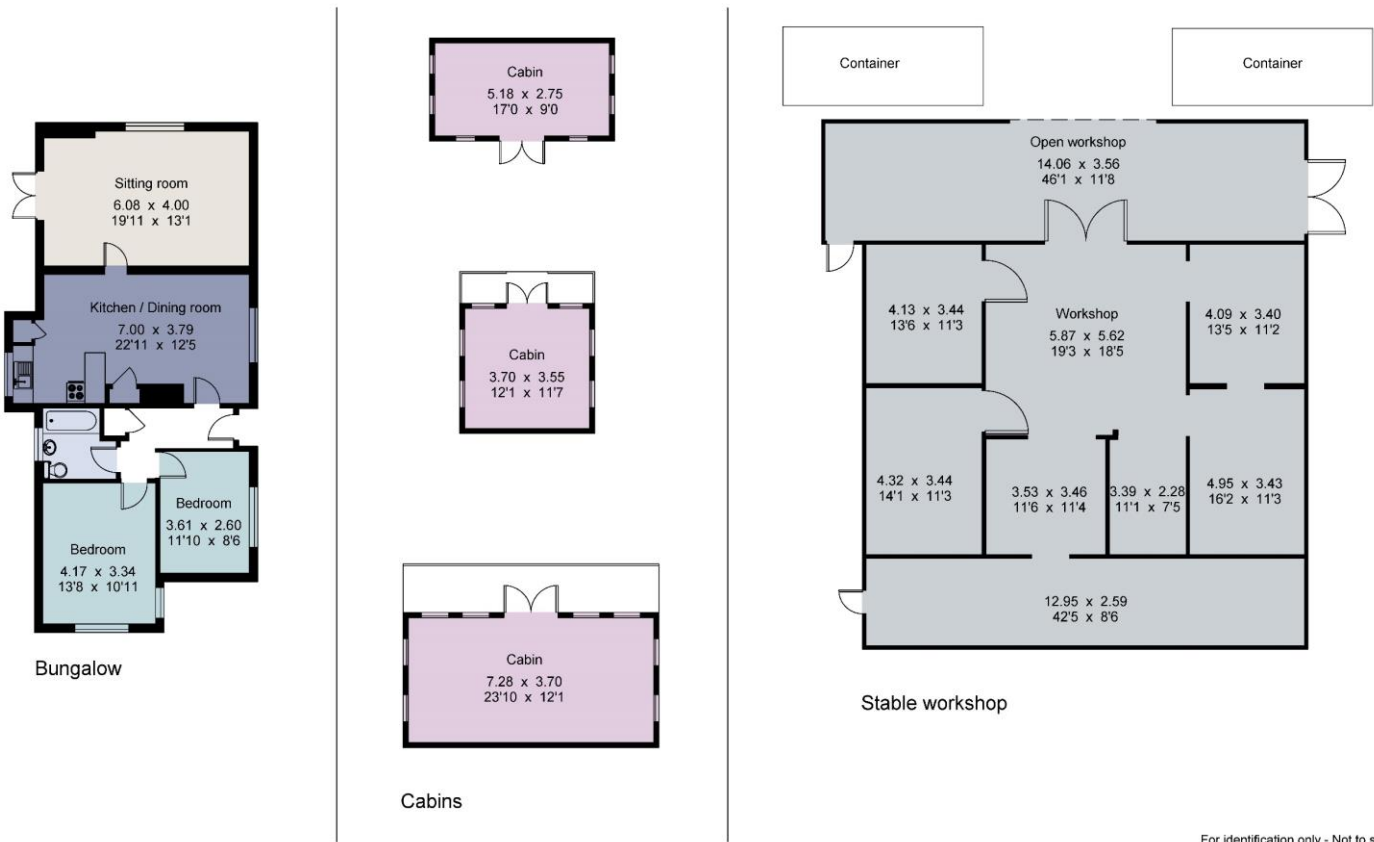


Outbuildings

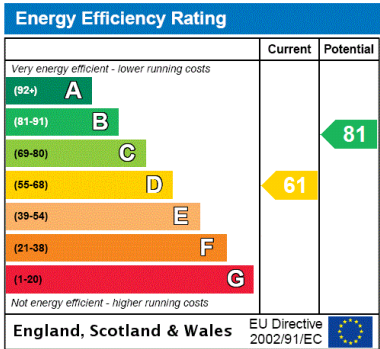




Howells, Rusper



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Howells Bungalow

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