

An aerial photograph of Tillinghurst Farm in Ardingly, West Sussex. The farm features a large, multi-story brick house with a chimney, several outbuildings with corrugated metal roofs, and a small pond. The property is surrounded by lush green fields and dense trees. In the background, a large lake is visible, and the horizon shows rolling hills under a blue sky with scattered clouds.

TILLINGHURST FARM

ARDINGLY | WEST SUSSEX

btf





TILLINGHURST FARM

ARDINGLY | WEST SUSSEX RH17 6TJ

Ardingly 1 mile | Balcombe 6 miles | Haywards Heath 7 miles
Gatwick 12 miles | Crawley 15 miles | Tunbridge Wells 20 miles

**A TRANQUIL SMALL ESTATE IN A SECLUDED SETTING IN THE WEST SUSSEX
COUNTRYSIDE WITH FARMHOUSE, GRANARY, EXTENSIVE OUTBUILDINGS,
STABLES, AGRICULTURAL BARNs & LAND**

Detached 4 Bedroom Farmhouse, formerly two cottages

Agricultural barns with large yard area

Multiple stable blocks

A former riding menage in need of repair

Benefiting from beautiful views over the Loder Valley

IN ALL APPROXIMATELY 80.79 ACRES

GUIDE PRICE: £2,000,000



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Canterbury Road
Challock, Ashford
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Viewing strictly by appointment only with the
Sole Agent BTF Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





INTRODUCTION

Tillinghurst Farm was once a thriving equestrian and agricultural unit, bordering the South of England Show Ground. Hidden down a private sweeping driveway yet located in an entirely accessible location, Tillinghurst Farm offers good opportunities for incoming purchasers to make use of the extensive equestrian potential or expand the current grass farming enterprise. Approached via a private accessway, the farmhouse, formerly two cottages, needs some modernisation throughout to bring it back to its full potential, making use of its location and situation.

LOCATION

Ardingly is a charming and tranquil village located in Sussex, nestled in the heart of the High Weald Area of Outstanding Natural Beauty. Surrounded by rolling countryside, woodlands, and traditional farmland, Ardingly offers a quintessentially English rural atmosphere. The village is best known for two key landmarks, Ardingly College, a prestigious independent boarding and day school, and Ardingly Reservoir, which is a popular spot for outdoor activities, and is also a nature reserve, attracting birdwatchers and wildlife enthusiasts. Ardingly is also home to the South of England Showground, which hosts major agricultural and countryside events throughout the year, including the well-known South of England Show. Despite its peaceful setting, Ardingly is well-connected, with nearby towns like Haywards Heath providing rail links to London, making it attractive to commuters who want a countryside lifestyle.

DIRECTIONS

From the Waitrose in Haywards Heath, head south on the Mill Green Road before turning right onto College Road, continue until reaching the roundabout. Take the first exit onto Portsmouth Lane and continue north on High Beech Lane. After a mile, join College Road and continue until reaching a junction with the Ardingly Inn to your left, turn left onto the B2028, follow for a mile, past the show ground before turning left onto Tillinghurst Lane. Follow the lane all the way down and you will reach Tillinghurst Farm.



LOCATION PLAN

GENERAL DESCRIPTION

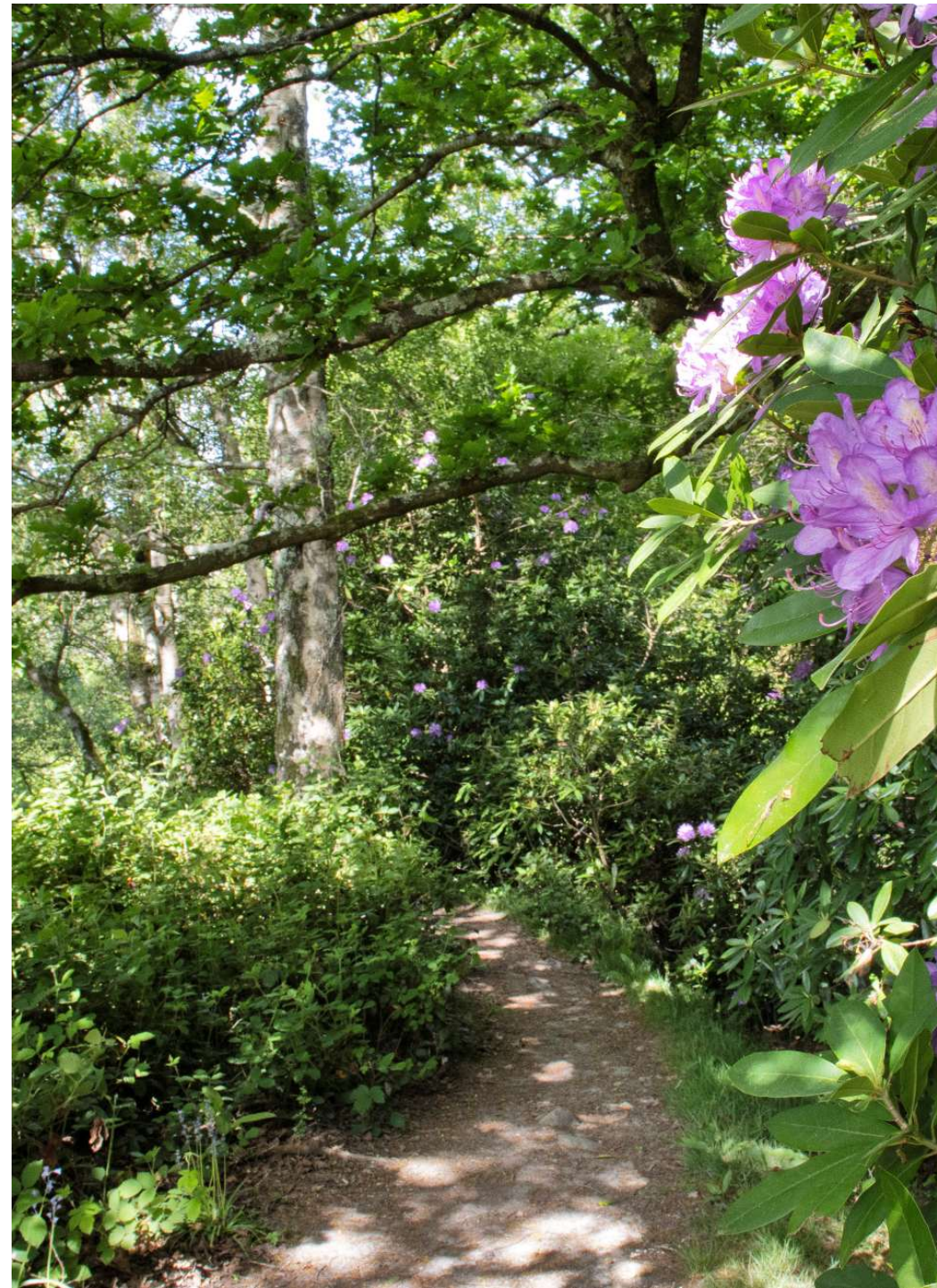
Tillinghurst Farm benefits from a range of different components offering a rare opportunity to purchase a beautiful piece of the Sussex countryside. It includes a large 4 bedroom farmhouse, extensive agricultural land and buildings along with a large equestrian unit with disused menage, still able to be seen. A breakdown and further detail of these parts is as follows: -

THE FARMHOUSE

The Farmhouse was once split into two farm cottages, with evidence of this able to be seen with the two staircases along with two access porches, both to the front and rear of the house. The farmhouse offers spacious living throughout, and although in need of full modernisation, offers good potential for a family home, situated at the heart of the holding. The dwelling benefits from a large lawned garden to the rear with views over the surrounding paddocks and farmland along with the equestrian yard and granary in close proximity.

The house extends to approximately 2,090 ft² overall, with an adjacent Granary extending to 848 ft². Floor plans for the property can be seen overleaf.





GROUND FLOOR

The Front Door opens to **Entrance Hall**, with doors to **Sitting Room** with feature fireplace in the middle of the room, **Dining Room** with door to **Rear Reception Hall** with doors to **Rear Garden** and **Kitchen/Breakfast Room**. Doors from Kitchen /Breakfast Room with doors to Rear Garden and **Utility Room** with doors to **Downstairs Cloakroom** and access to the **Driveway**.

FIRST FLOOR

There are two sets of stairs that can be used to access the First Floor, one leading up from the Entrance Hall and one leading up from the Rear Reception Hall. The first leads up to **Landing** with doors to **Bedroom 1** (double), **Dressing Room** (which could be a 5th Bedroom) with Door through to **Bedroom 2** (double), and **Family Bathroom** with shower, w/c and wash hand basin. The second leads up to **Landing 2** with doors to Bedroom 2 (double), **Bedroom 3** (double), **Bedroom 4** (single) and **Family Bathroom** with wash hand basin and bath, and **W/C**.

OUTSIDE

The gardens are lawned, matured and bedded to the rear of the property, with a large **Driveway** with **Parking** for several cars to the front of the property. Accessed via a long private drive through agricultural land, giving an attractive entrance to the property.

Please see opposite for Detailed Floor Plans of the Farmhouse and a more detailed breakdown of the accommodation.

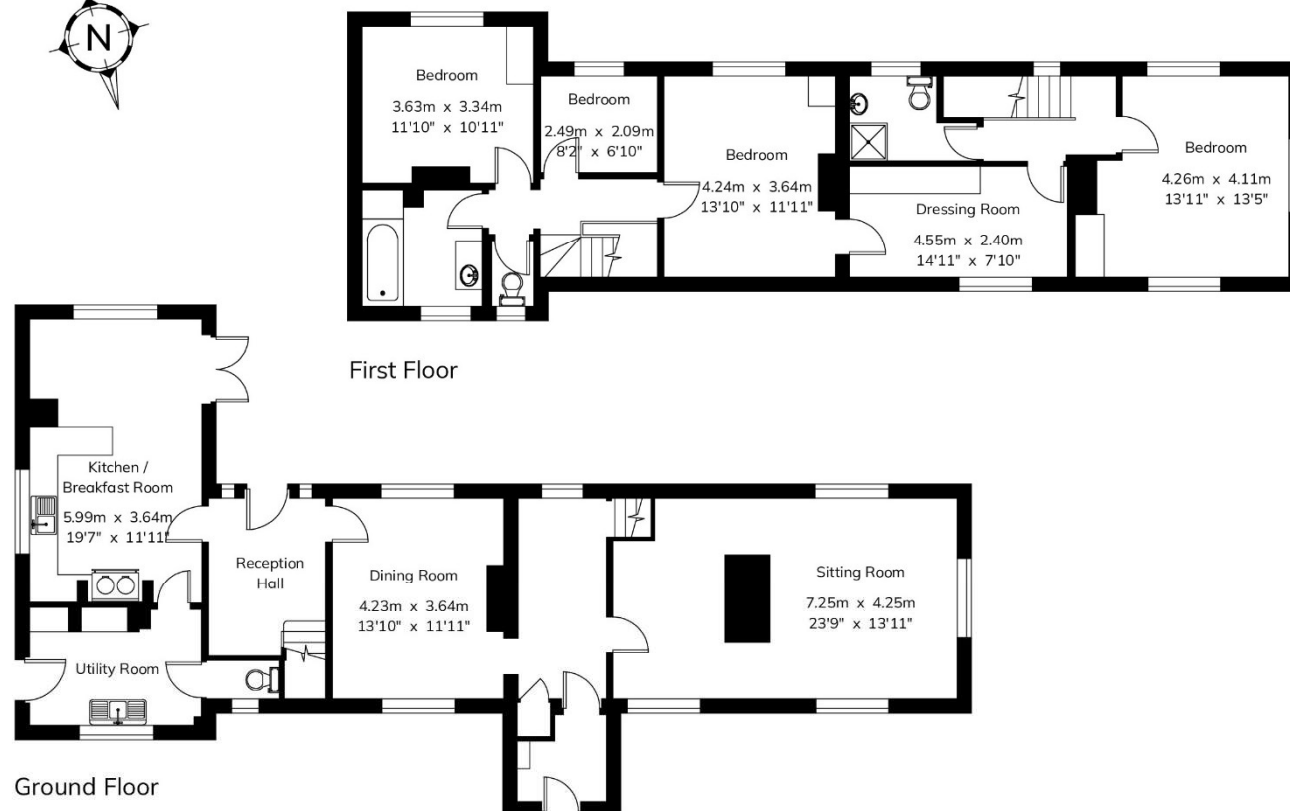


FARMHOUSE FLOOR PLAN

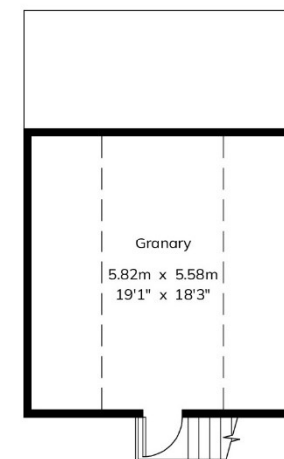
Tillinghurst Farm

House - Gross Internal Area : 194.7 sq.m (2095 sq.ft.)

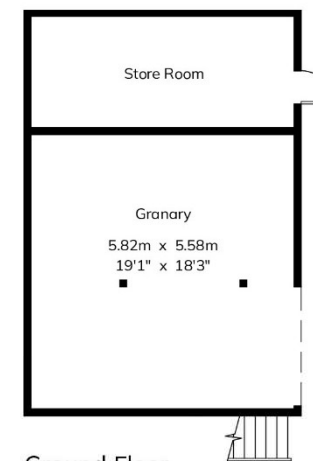
Granary - Gross Internal Area : 78.8 sq.m (848 sq.ft.)



----- Restricted Height



First Floor



Ground Floor

For Identification Purposes Only.

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FARM BUILDINGS

There are a large range of agricultural buildings of mixed construction extending to over 15,600ft² on the holding which are summarised below.

Cattle Barn – Once used to hold the farm's livestock, this barn is now used for storage. It extends to over 3,300 ft².

Wood Store – Currently used to store the farm's wood and extends to over 2,000ft².

Tractor Store – Currently used to store farm machinery and extends to over 750ft².

Haybarn – Once used to store the holding's hay and straw and extends to over 1,700ft².

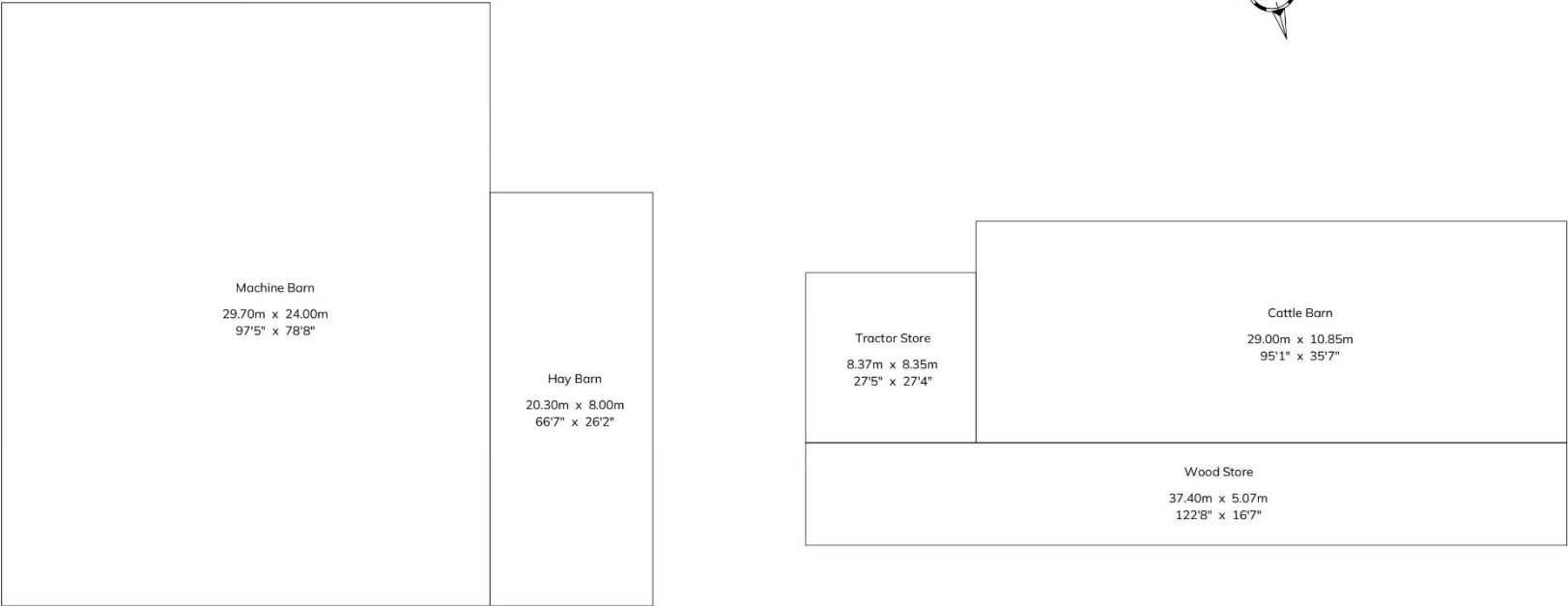
Machine Barn – Used to store the farming and equestrian machinery and extends to over 7,600ft².

Floor plans for the agricultural buildings can be seen opposite. These buildings hold potential for conversion into a variety of uses subject to the necessary planning consents.

FARM BUILDINGS FLOOR PLANS

Tillinghurst Farm

Barns - Approximate Gross Internal Area : 1450.3 sq.m (15611 sq.ft.)



OUTBUILDINGS & EQUESTRIAN FACILITIES

There is a detached **Granary** situated within the main yard which is currently used as a **Workshop/Store** downstairs with an old **Shoot Room** above.

There are extensive equestrian facilities on site whilst still offering the potential to extend these further in the future. The property comprises: -

Multiple Stable Blocks across the property with approximately **12 Loose Boxes**, **Feed Store**, **3 Store Rooms** and **Tack Room**. There is also a disused **Menage** in need of refurbishment to the south of the main Yard. There are also some of the **Agricultural Buildings** that are currently used for additional stabling.

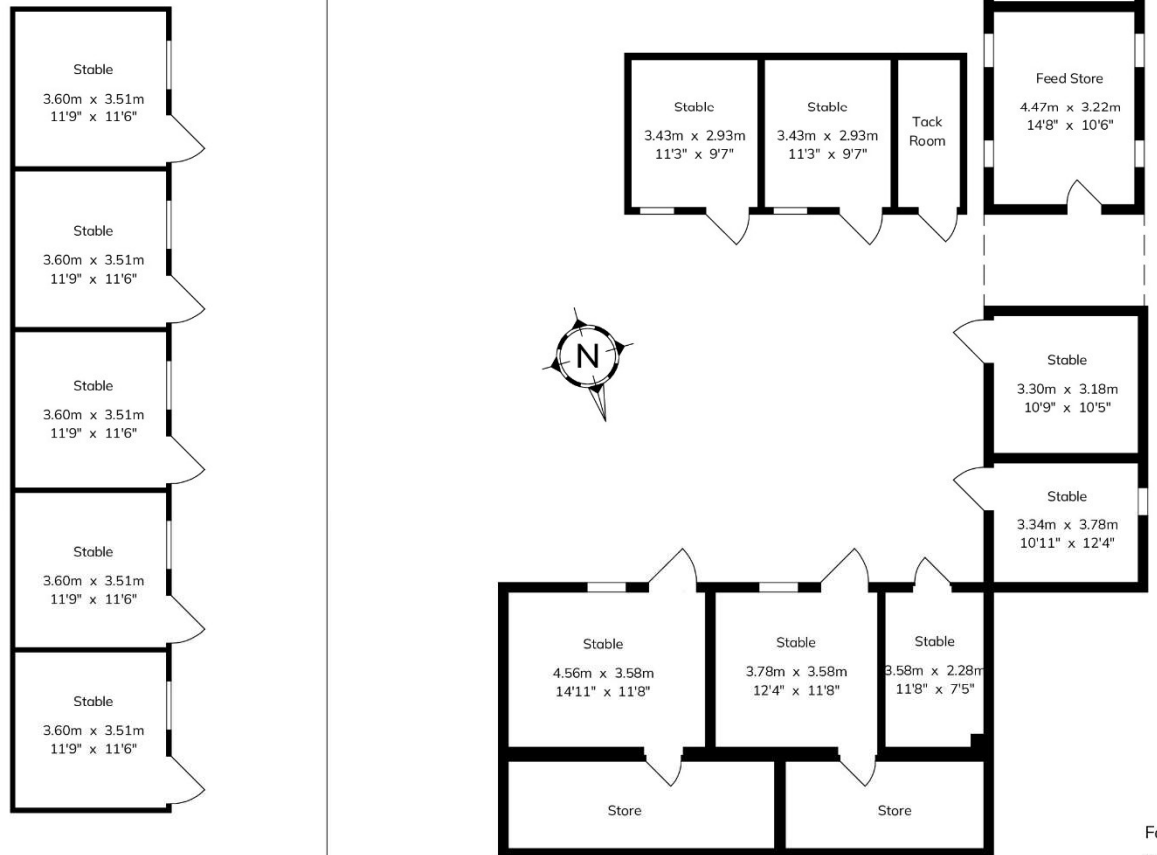
Please see the floor plans opposite for a summary of the Equestrian Buildings.



EQUESTRIAN BUILDINGS FLOOR PLANS

Tillinghurst Farm

Stables - Approximate Gross Internal Area : 209.1 sq.m (2250 sq.ft.)



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THE LAND

The pastureland and woodland shaws surrounding Tillinghurst Farm extend to 77.90 acres.

The land is split into multiple paddocks, either being used for horse grazing or for the grazing of sheep. The land extends down to the Ardingly Reservoir and offers beautiful views over the Loder Valley.

There is one footpath within the property boundary, which runs down the main drive, past the buildings to the north and continuing along the property's northern border. A Public Rights of Way Plan can be seen on the West Sussex County Council website or from the Selling Agents upon request.

There is a Telecoms Mast within the property and a copy of the lease is available from the selling agents on request.

Please see the Boundary Plan overleaf for a red line boundary of the property to be sold. The total acreage is 80.79 acres.



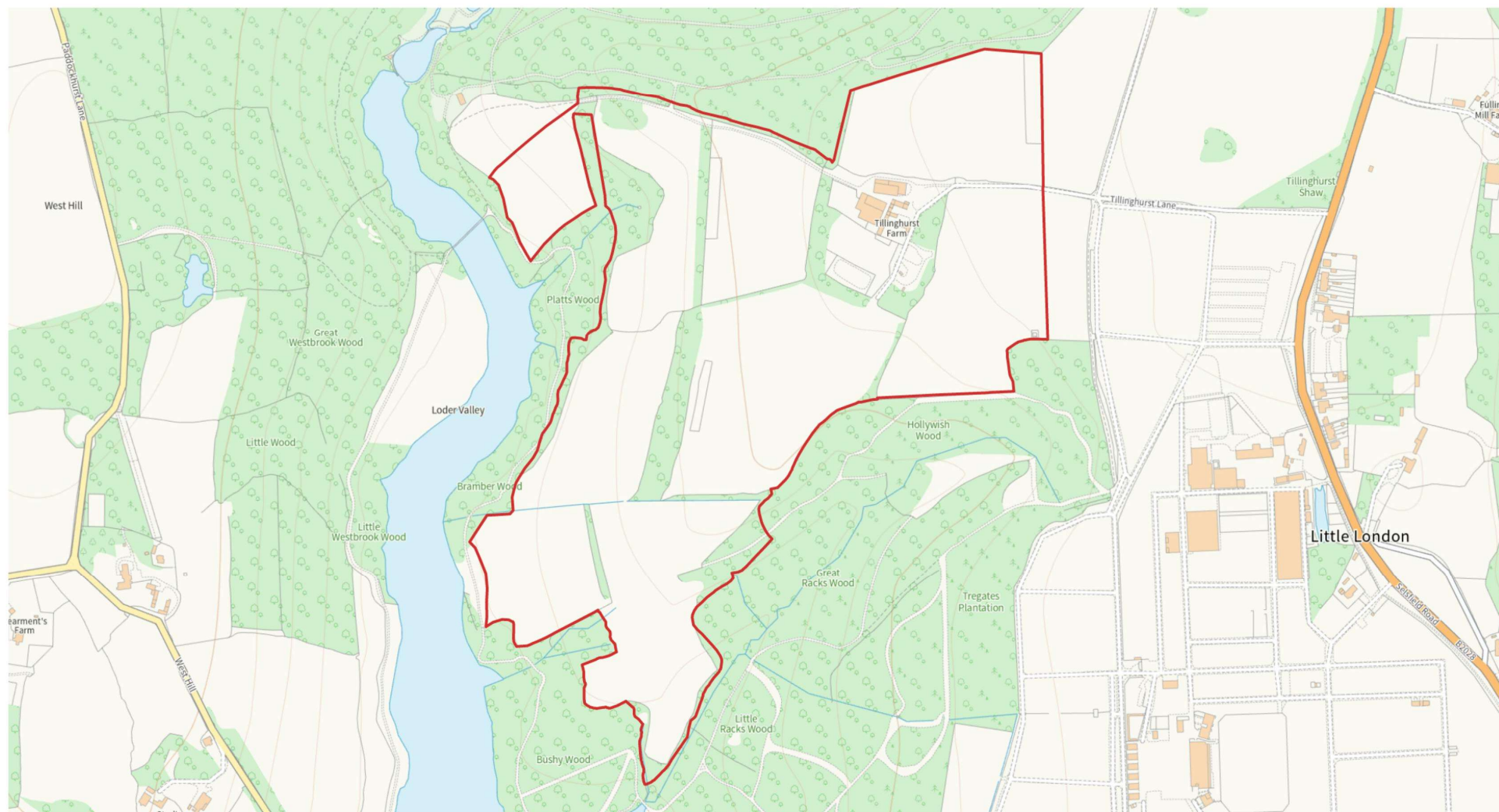








BOUNDARY PLAN



Produced on Land App, Jun 11, 2025.
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NOT TO SCALE



SERVICES

The property is connected to mains electricity and water. Drainage is to a private system. Heating is provided via an oil-fired system. **Please Note:** None of these services have been checked or tested, other than the drainage system for which a survey is available from the Selling Agents on request.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from Tillinghurst Lane to the east. As far as we are aware this is an adopted but not maintained public highway. **Please Note:** A Highways Search has not been undertaken.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is currently unregistered with the Land Registry. The application to register will be completed by completion of a sale.

PLANNING

Tillinghurst Farm is situated within Mid Sussex District Council. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property is available from the Mid Sussex District Council website.

LOCAL AUTHORITY

West Sussex County Council, County Hall, West Street, Chichester PO19 1RQ
Mid Sussex District Council, Oaklands Road, Haywards Heath RH16 1SS

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There are two public footpaths within the boundary of the property.

COUNCIL TAX

Band G

EPC RATING

Band F

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in May 2025.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

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AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

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Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

£2,000,000





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