



BY DESIGN



Sheepcraft Cottage

Broxmead Lane, Bolney, West Sussex, RH17 5RJ

Sheepcroft Cottage

A truly one-of-a-kind countryside retreat, this beautifully converted stone-built former farm building is set in the highly desirable village of Bolney, surrounded by open countryside and positioned within easy reach of the A23, offering excellent connections to London, Gatwick Airport and the South Coast.

Full of individuality and original charm, the cottage has been thoughtfully transformed to preserve the integrity of its former agricultural life, with its handsome stone elevations and authentic architectural features creating a home of warmth, soul and enduring appeal.

Tucked away within a wonderfully private and picturesque setting, it offers a sense of calm and seclusion, where the romance of rural living meets the comfort and convenience of a carefully considered contemporary home. Every aspect has been designed to deliver ease and tranquillity, whether enjoyed as a permanent residence, a countryside escape or a peaceful retreat from the pace of modern life.



2 Bedrooms



1 Bathrooms



Private Driveway



971 sqft



Accommodation

At the heart of the home lies a generous sitting and dining room, a welcoming and sociable space where the character of the building can truly be appreciated. The well-appointed kitchen complements the cottage's character beautifully, combining practicality with charm to create a space that is both functional and inviting.

Two well-proportioned bedrooms provide peaceful and versatile accommodation, equally suited to family, guests, a home office or a creative studio, while a well-finished shower room completes the thoughtfully arranged internal layout.



Outside

Outside, the cottage enjoys a delightful sense of seclusion and privacy, with a patio and lawned area enclosed by established hedging, enhancing its enchanting rural setting and features beautiful wisteria climbing the stonework walls. The property is approached via a private shared access serving only five properties and benefits from a private parking area to the front providing ample off-road parking.

Ideally placed for both rural tranquillity and commuter convenience, the property also sits in an area well regarded for equestrian use, with nearby horse stables and neighbouring country estates. Offering strong potential as a boutique Airbnb or high-yield rental opportunity, as well as an idyllic permanent residence, it presents a rare blend of lifestyle and investment appeal.

Location

The property enjoys a well-connected setting within the sought-after village of Bolney, surrounded by open Sussex countryside with scenic walks and bridleways on the doorstep. The village offers a strong sense of community with a traditional pub, recreation ground, café culture including the award-winning Bolney Wine Estate, and the popular Cider Tap with its pizza restaurant and coffee house, all within easy reach. Nearby Cuckfield provides boutique shops and cafés, while Haywards Heath offers a wider range of amenities and mainline stations with fast services to London Victoria and London Bridge in around 42–44 minutes.

Well positioned for travel, the A23/M23 provides direct access to Gatwick Airport, Brighton, the M25 and the wider motorway network. The area is well served by highly regarded schooling, making it particularly attractive for families. A wide choice of leisure pursuits is also close by, including golf, equestrian facilities at Hickstead, and racing at Plumpton, Brighton and Goodwood.



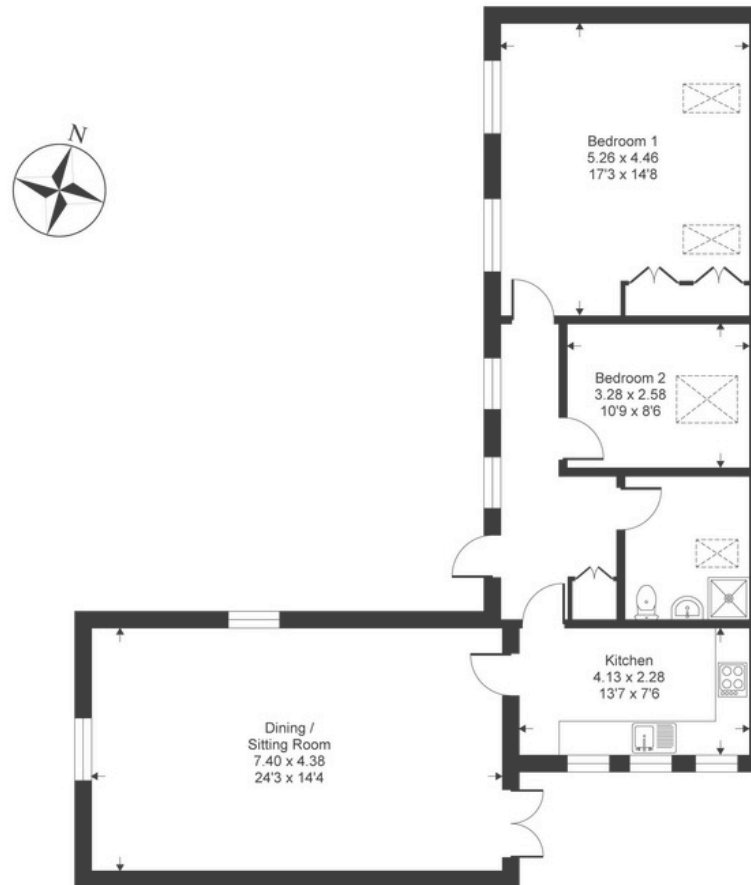
Property Information

- Mains electricity, mains water and private drainage
- Oil-fired central heating
- Private driveway parking
- Access via a shared private road with right of access
- Private south-facing garden
- EPC Rating: F
- Council Tax Band: A



Sheepcroft Cottage, RH17

Approximate Gross Internal Area = 90 sq m / 971 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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