



The Stables

Honeybourne Farm | Albourne



Welcome to The Stables

Set within approximately 2.5 acres of open Sussex countryside, The Stables is an exceptional conversion in rural Albourne, where the agricultural origins of the building have been retained and celebrated rather than polished away. Old brick, substantial exposed oak, vaulted roof structures and sections of stonework give the house its depth and texture; against them sits an unusually calm contemporary interior of pale natural materials, restrained cabinetry and carefully chosen finishes. The result feels less like a conventional barn conversion and more like a house that has evolved intelligently from what was already here.

There is approximately 2,125 sq ft of accommodation within the main house, supplemented by a substantial detached outbuilding of around 473 sq ft and a further separate gym of approximately 231 sq ft. The arrangement works particularly well for family life because the majority of the bedrooms and quieter rooms occupy one end of the building, while the principal living spaces are given over to a much more open, sociable way of living.

And although the setting feels properly rural, this isn't isolation for isolation's sake. Hurstpierpoint, Wickwoods, the A23 and Brighton are all readily accessible, placing everyday village life, fitness and leisure facilities, commuting routes and the coast within comfortable reach.





The open plan kitchen, dining and family room is where the architecture of The Stables is at its most compelling. Running to approximately 34ft in length, it sits beneath an extraordinary oak-framed vaulted ceiling, with exposed trusses and rafters spanning the full width of the room. At one end, an exposed stone wall gives the space a convincing visual anchor; elsewhere, warm timber windows, traditional cast-iron radiators and a pale stone floor continue the natural material palette.

Despite its scale, the room doesn't feel cavernous. The proportions and furniture create distinct areas for cooking, dining and relaxing without resorting to walls. The kitchen itself has been designed with restraint. Shaker-style cabinetry is finished in soft neutral tones, while a substantial island provides preparation space, informal seating and a natural gathering point. Stone work surfaces, a large range-style cooker and generous storage give it the functionality expected of a serious family kitchen, but the overall impression remains quiet and architectural rather than overtly luxurious. Wide glazed doors open directly onto the terraces outside. In warmer months, the room has the potential to function almost as a covered extension of the garden: breakfast at the island, lunch outside, doors open throughout the afternoon and people moving easily between the house and terraces. For entertaining, it is difficult to imagine needing much more.





The recently created living room forms part of the owners' extension and introduces a different character to the original stable spaces. Where the kitchen is defined by exposed oak, stone and the rhythm of the historic structure, the living room is deliberately simpler and more restrained. Its clean lines, generous proportions and large areas of glazing give it a calmer, more contemporary feel, creating a compelling contrast with the older part of the house.

This is an important addition because it gives the house somewhere genuinely separate to retreat to. Family life can spill freely through the kitchen and dining room, while the living room remains a quieter place for reading, films or evenings away from the main social spaces



The dining/reception room is another generous and highly adaptable room. Measuring around 20ft, it provides plenty of space for a large dining table, making it ideal for Sunday lunches, Christmas gatherings or more formal entertaining.

Equally, it could work as a second sitting room, playroom, music room or homework space.

A utility/boot room and ground floor WC add useful practicality, particularly with the garden, paddock and countryside setting.





The bedroom accommodation reflects the same balance between character and simplicity. One of the ground-floor bedrooms has a particularly beautiful volume, with exposed beams rising into the pitched roof, oak flooring and fitted cabinetry. The adjoining bathroom has been finished in large-format natural stone, with simple timber furniture, wall-mounted brassware and a bath set beneath the exposed structure above.



Elsewhere, a shower room follows the same material language, using stone across both walls and floor, recessed shelving and a large walk-in shower. These spaces feel deliberately robust and timeless. Additional ground-floor bedrooms and a study provide useful flexibility for children, guests or home working.

The first floor is another part of the recent extension, and its addition has given the house a useful degree of separation. Here, a substantial bedroom sits beneath the roof, with doors opening towards the landscape, accompanied by a shower room.

Architecturally, this newer level has been designed to sit comfortably alongside the original structure without attempting to imitate it too literally.





Much of the success of the interior comes from what has not been done. The exposed structure has been allowed to remain visually dominant, while newer elements tend to sit quietly alongside it. Oak joinery appears repeatedly; flooring moves between broad timber boards and natural stone; walls are largely pale and unadorned.

Traditional column radiators work particularly well with the old timbers, avoiding the visual disconnection that can occur when historic buildings are fitted out too clinically. The recent extension follows the same philosophy. Rather than competing with the original stables, it adds cleaner volumes and more contemporary proportions, giving the house an architectural progression from old to new.

The utility room takes a deliberately darker direction, with charcoal-painted joinery, tongue-and-groove panelling, stone flooring and brass-toned fittings. It is a practical space, but one treated with the same attention as the more public rooms.



OUTSIDE OASIS & OUTBUILDINGS

The detached ancillary spaces significantly broaden what The Stables can offer. The principal outbuilding is already arranged as a games room and studio, extending to approximately 473 sq ft. The larger room has the feel of a private club room, with space for a full-size pool table and a fitted bar, while broad black-framed glazing looks out across the grounds. It is easy to imagine the space absorbing teenage children and their friends, large family gatherings, parties or long weekends without the main house having to carry everything.

The adjoining studio introduces another layer of flexibility, while a separate building currently used as a gym extends to around 231 sq ft. Subject to any necessary permissions and services, these spaces could naturally lend themselves to home working, creative pursuits, fitness, recreation or other ancillary uses.

The setting is arguably as important as the house. Immediately outside, broad terraces create sheltered places for outdoor dining and seating, edged by beautifully constructed brick retaining walls and tiered beds. The landscaping feels sympathetic to the architecture: structured close to the house, becoming progressively looser as it moves towards the open land.



Beyond is a remarkable expanse of lawn and meadow, with long views towards hedgerows, mature trees and surrounding farmland. At around 2.5 acres (TBC) in total, there is space here for children to disappear outdoors for hours, for dogs to run, for large summer gatherings or simply for the landscape to be left relatively untouched.

A separate garden building sits beyond the house among newer planting, and the combination of lawns, terraces, paths and more open ground gives the plot several distinct characters rather than reading simply as one enormous garden.

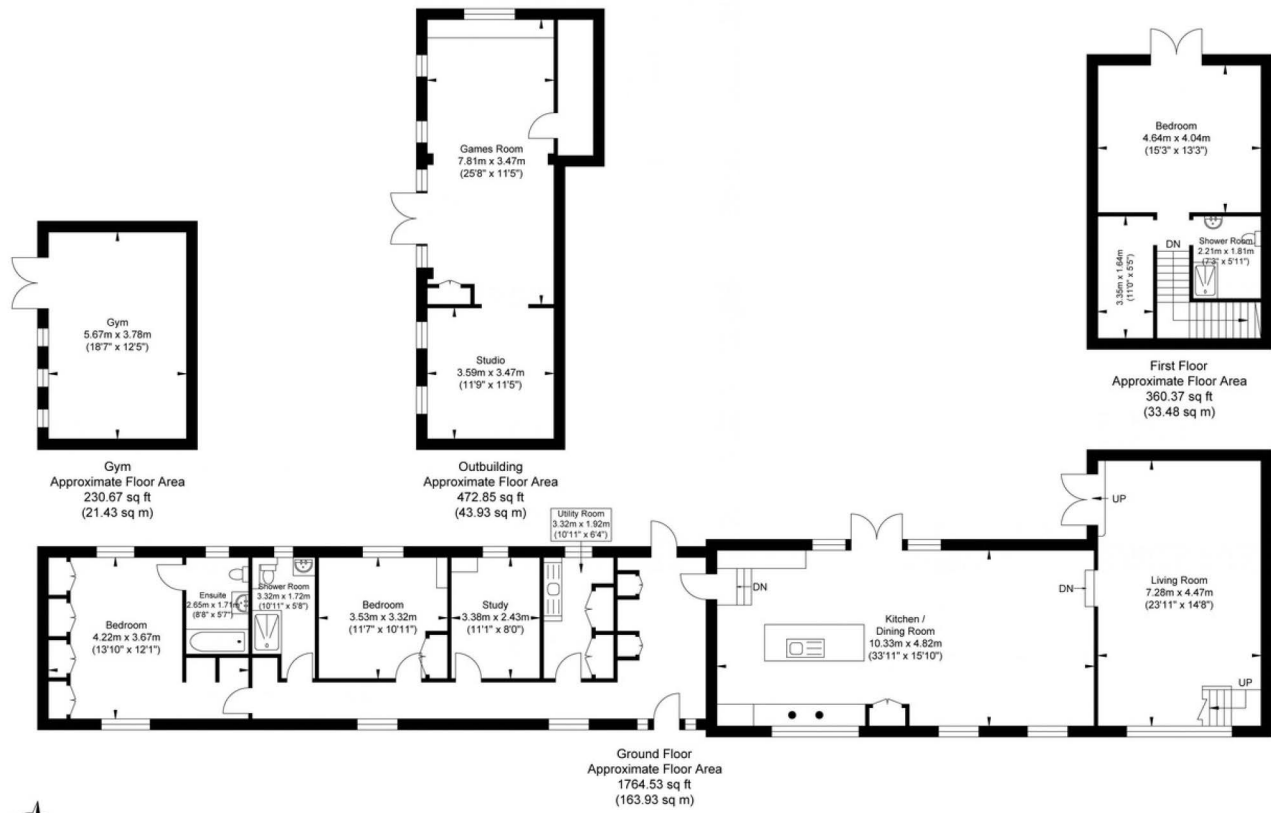
This is perhaps what makes The Stables such an unusual proposition. It delivers the parts of rural living people usually move for – space, quiet, open horizons, walks from the door and a tangible connection to the landscape – without asking them to surrender the practicalities of life elsewhere.

The Stables is ultimately a house about contrast: old fabric and contemporary intervention, dramatic communal spaces and private retreats, genuine countryside and excellent connectivity.

It feels rural without feeling remote, characterful without becoming rustic, and highly finished without ever losing the agricultural simplicity that makes the building interesting in the first place.



Truslers Hill Lane



Approximate Gross Internal Area (Excluding Gym/Outbuilding) = 197.41 sq m / 2124.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

The Finer Details

Title Number: WSX342555
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 3.2 acres (total)
Services: Private drainage, mains electricity, mains water, oil heating

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend intending buyer check personally.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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