

Stallhouse Farm, Nr Pulborough, West Sussex







Surrounded by farmland, with an attached cottage.

Summary of accommodation

Main House

Reception hall | Drawing room | Conservatory
Kitchen/breakfast room | Cloakroom | Utility room
Principal bedroom suite | Two further bedrooms
Family bathroom

Attached Barn

Vaulted split level reception room with kitchenette | Study
Two bedroom suites | Utility/boot room with cloakroom
Substantial barn style garaging with store room above

Outbuildings

Stables | Former cattery | Agricultural barn

Garden and Grounds

Driveway | Covered heated swimming pool
Pond | Gardens | Paddock

In all about 26.7 acres



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Situation

Stallhouse Farm occupies a fine rural position in the heart of the West Sussex countryside. Pulborough and Billingshurst offer a comprehensive range of shops, recreational facilities and main line stations with fast services.

The A29 provides access to the M25, the national motorway network, Heathrow and Gatwick airports and the South Coast.

There are excellent sporting and recreational facilities in the area including racing at Brighton, Fontwell and Goodwood, golf at Pulborough and West Chiltington, polo at Cowdray Park and many miles of walks and rides over the adjoining countryside.

Notable schools in the area include Christ's Hospital and Farlington Girls School at Horsham, Arundel School and Dorset House Boys School at Pulborough, Cranleigh School at Cranleigh and Seaford College at Petworth.

Distances

Pulborough 3 miles (London Victoria 74 mins), Billingshurst 4 miles (London Victoria from 65 mins), Petworth 8 miles, Horsham 16 miles

Roads: A24 17.3 miles, M25 (Junction 9) 29.9 miles

Airports: London Heathrow 44.6 miles, London Gatwick 24.7 miles

(Distances and times approximate)





Stallhouse Farm

Stallhouse Farm comprises a striking stone built farmhouse that probably dates back to the 18th century, offering a great opportunity for a family wanting dual occupation.

The house, which has been extended over the years, has many exposed beams visible in the oldest part and these are complimented by oak doors and an oak staircase.

The drawing room has two fireplaces, one of which is an inglenook. Steps from the first floor landing, lead up to a boarded roof space housing the hot water and heating systems.

Attached to the house by the reception hall is the converted barn that provides substantial ancillary accommodation.

The principal room is split over two levels with extensive beams and a woodburning stove. In addition are two bedroom suites. Having this creates overall a larger home, possibly suitable for a family with older children or relatives.













Outbuildings

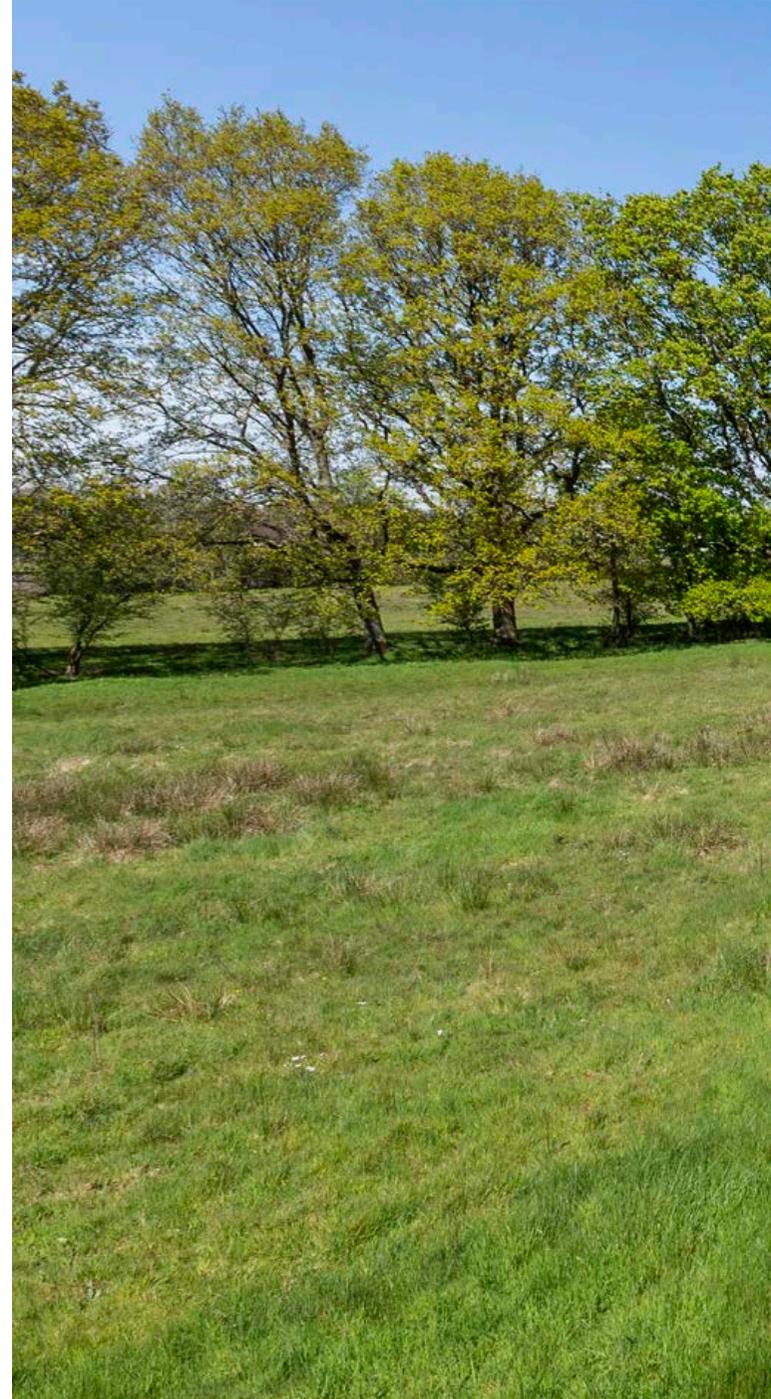
Situated to the west of the house is the substantial garaging with a WC and a store room above. In addition are extensive outbuildings incorporating stables, a former cattery and an agricultural barn.

Garden and Grounds

Stallhouse Farm is approached down a tarmac driveway that extends past the paved parking area adjacent to the house and the pond which then extends around to the garaging and outbuildings.

Two sets of steps lead up to either side of the house with terrace areas which are bordered by areas of lawn. To the rear is the covered swimming pool area with its retractable pool enclosure, a terraced surround and a shed house the pool workings.

The remainder of the land is principally fenced pastureland, with many substantial trees, providing a private country setting.





Approximate Gross Internal Floor Area

Main House: 1,752 sq. ft / 162.8 sq. m

Barn: 1,897 sq. ft / 176.2 sq. m

Outbuildings: 6,641 sq. ft / 616.94 sq. m

Total: 10,290 sq. ft / 955.93 sq. m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Local Authority & Council Tax Band: Horsham District Council. 01403 215100. Band G

Energy Performance Certificate Rating: Band D

Directions (Postcode: RH20 2HR)

From Guildford, take the A281 (Horsham Road) south through Bramley and past Smithbrook Kilns. On reaching Alfold crossways, turn right onto the B2133 Loxwood Road and continue through the villages of Alfold and Loxwood until you reach Adversane and the A29. At this junction, turn right signed Bognor Regis and Pulborough and follow the road for approximately 1.2 miles and take the left-hand turn into Gay Street Lane. Follow the road round as it bends to the right and go underneath the railway bridge. Take the first left immediately afterwards into Stallhouse Lane. Proceed down the lane for approximately 600 yards and turn left into the private driveway signed "Stall House Farm and Stall House". Stallhouse Farm will be found at the end of this driveway.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Property Information

Tenure: Freehold.

Rights of Way: There is a footpath that runs through one of the fields, in an east westerly direction to the south of the gardens and pond.

Services: We are advised by our clients that the property has mains water, electricity, private drainage and oil-fired central heating. The swimming pool is heated by an air source heat pump. We are advised that there are solar panels on the barn style garage linked into the electricity grid.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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