



Barnham Court, Barnham, West Sussex



One of the finest houses in West Sussex.

An exquisite 17th century house, Listed Grade I, built in the English Baroque Artisan Mannerist style and comprehensively restored to provide 21st century comforts in elegant 17th century surroundings. The whole is set in some 6.2 acres of formal parterre gardens and informal grounds, lying alongside the 10th century parish church of St Mary's with views over neighbouring farmland to the south.

Summary of accommodation

Ground Floor: The hall room | Library | Panelled dining room | Sitting room | Kitchen | Tower room | The great room and south and east orangeries

Extensive Storage and Wine Cellars

First and Second Floors: Four bedroom suites

Self-contained suite with separate access to the kitchen and adjacent sitting rooms

Outside: Self-contained guest cottage | Courtyard buildings including garaging and gardener's workshop and store | Formal Anglo-Dutch gardens with additional woodland area, pond and orchard | Heated swimming pool

In all about 6.2 acres



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The house

Ian Nairn and Nikolaus Pevsner writing in the Sussex edition of *The Buildings of England* tell us that Barnham Court is “the best of its date in the county”.

Built in the first half of the 17th Century it was likely commissioned by a rich merchant rather than landed gentry, although there is a clear link with Historic Royal Palaces. Pevsner declares that Barnham Court is “so similar to Kew Palace in Surrey that the same designer must surely have been responsible. The symmetry of its 5 bay façade is more effective than many palaces”.

The interior has many unique architectural features extending to some 7,152 sq ft and has been the subject of a roof-to-cellar award-winning program of restoration, creating a home of authentic, historical character complemented with 21st century modern comforts.

The main entrance, set into its doric pedimented doorcase, opens directly onto The Hall Room, spanning the entire width of the primary building yet still intimate with its panelled walls and open fireplaces at each end. Four tall box sash windows flood this room with natural light and allow the visitor a full appreciation of the formal gardens and approach.





Beyond lies the library and oak panelled dining room. The latter has a Purbeck flagstone floor and beautifully moulded plaster ceiling depicting garlands and central sunburst. These rooms are complemented by the breath-taking Great Room and two adjacent orangeries. These are ideal for entertaining on a grand scale, the abundance of light and perfect proportions of the internal rooms seamlessly integrate the interior with the surrounding formal and informal gardens. There is also extensive storage and wine cellars with comfortable ceiling height and a degree of natural light.

Away from these impressive rooms the former cook house now provides an intimate sitting room with stone flagged floor, open fireplace with bread oven to one side and south-facing sitting area with glazed roof. The former diary is now a professional cook kitchen with a series of tall brick arches supporting a vaulted double pitched roof. Original marble worktops and brick pier supported open shelving have been skillfully used within a contemporary design. A full height pedimented cabinet fitted along one wall conceals a larder.



Five bedroom suites are arranged over the first and second floors. The two principal suites are situated on the first floor, each with their own hallway, leading to sizeable bedrooms with marble fireplaces and twin box sash windows enjoying views over the formal gardens. Simple, elegant bathrooms are dressed with Carrera marble, traditional brassware, roll-top baths and generous showers. There is also another self-contained bedroom suite with separate access to kitchen and sitting rooms below.

The two bedroom suites on the second floor have their own distinct character having vaulted ceilings and original exposed oak frame with landscape windows set into the gables. Both have exceptionally well-appointed bathrooms.



Approximate Gross Internal Floor Area: 664.4 sq m / 7152 sq ft
 Cellar = 86.3 sq m / 929 sq ft
 Garage = 117.8 sq m / 1268 sq ft
 Outbuildings = 62 sq m / 667 sq ft
 Total = 930.5 sq m / 10016 sq ft (Excluding Void)
 Including Limited Use Area (6.5 sq m / 70 sq ft)

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.



Gardens and grounds

The entrance is screened by thick hornbeam hedges and the sweeping driveway approaches the house from the north, with a cobbled yard to the east of the house and double gates opening onto a concealed parking area and courtyard. Anglo-Dutch parterre gardens have golden sand pathways leading through symmetrical lawns and avenues of buxus topiary designs against a backdrop of handsome evergreen oaks and other ornamental trees.

To the south, broad stone terraces surrounding The Great Room and orangeries look over walled gardens with pleached bay trees and formally arranged buxus edged borders with olive trees. To the east lies a heated swimming pool with ornamental fountain and nearby a south facing terrace is surrounded by rose beds edged with lavender and spring bulbs.

In contrast to the immediate parterre gardens, an informal lightly wooded area of garden has a large pond and island leading to a rife and areas of willow and woodland beyond.

Ancillary buildings

A range of ancillary buildings include a brick and flint guest cottage with a beautifully designed interior having an exposed ornamental oak frame with mirrored panels including studio room, kitchen area and bathroom looking out towards the pool through a glass aperture. External glass pocket doors open onto a south-facing sheltered terrace.

Recently built courtyard buildings include garaging with a mezzanine first floor and adjacent terrace leading to a gardener's workshop. These buildings offer further potential for separate self-contained accommodation if desired subject to the necessary consents.



Location

The stature of Barnham Court as a building of national importance and its location at the centre of the Barnham conservation area, together with its proximity to the Grade I listed Norman parish church, protects its privacy and tranquility. St Mary's church forms part of the curtilage and dates to 1020, mentioned in the Domesday Book of 1086. It is intimately associated with the extensive history of the Barnham Court site and association to a monastic order based in Siena in Italy. Despite the immediate rural surroundings there are numerous facilities close to hand including a direct rail service from Barnham to Gatwick and also to London in 90 minutes. There are several local shops including baker, butcher, supermarket and post office.

From the beaches of the South Coast to the South Downs National Park to the north, there are a wide variety of attractions to suit every interest.

Arundel is the historic seat of the Dukes of Norfolk and its skyline is dominated by the castle and its continental style cathedral. The town has numerous cafes and local shops including delicatessen and butchers.

The cathedral city of Chichester has a pedestrianised centre around its historic market cross and 12th Century cathedral. It is home to the internationally known Chichester Festival and Minerva Theatres, whilst Pallant House Gallery houses one of the most important modern art collections in the south of England as well as hosting regular exhibitions.

Chichester Harbour provides some of the best sailing facilities within easy reach of London and there are numerous sailing clubs at Birdham, Bosham, Itchenor and at various places along the south coast. The unspoilt countryside of the South Downs National Park is criss-crossed with many miles of footpaths and bridlepaths passing through pretty villages, many with friendly local pubs. The nearby Goodwood Estate, already famous for its annual Glorious Goodwood Qatar Festival, also hosts the annual Festival of Speed and the Revival meeting at its historic motor circuit. There is also an airfield for private aircraft. Goodwood has its own hotel, country club and members' club whilst Bailiffscourt, close to the beaches at Climping, is an award winning spa and hotel set in 30 acres of private parkland leading to Climping beach.

Services

Barnham Court is connected to all mains services, the cottage is run off LPG. The house is equipped with a room-by-room smoke and heat alarm detector, burglar alarm and video surveillance systems. The heating system is operated from a separate boiler room away from the main house which runs the underfloor and radiator heating systems, domestic hot water and swimming pool heating.



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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Property information

Tenure: Freehold

Local Authority: Arun District Council

Council Tax: Band E

EPC Rating: D



