

Bartholomew Hurst, Kirdford, West Sussex





A superb family home with an outstanding barn in a beautiful, **secluded setting** within the South Downs National Park.

Summary of accommodation

Entrance hall | Drawing room | Kitchen/breakfast/dining room | Study | Cloakroom | Utility room | Garage | Workshop

Principal bedroom en suite and balcony | Three further bedrooms | Family bathroom

Detached Sussex barn: Two cloakrooms | Three open bays | Courtyard with Koi/swimming pond

'The Potting Shed': Sitting room | Bathroom

Summer house

Heated above ground swimming pool (12x24ft)

Gardens | Grounds | Woodland

In all approximately 1.55 acres

Distances

Kirdford 2 miles, Wisborough Green 4 miles, Petworth 4 miles, Pulborough 7 miles, Billingshurst 7 miles (London Victoria 64 minutes)

Haslemere 13 miles (London Waterloo 53 minutes), Chichester 19 miles, Guildford 20 miles, London 55 miles

(All distances and times are approximate)



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Situation

Bartholomew Hurst is set in a unique, private position within the South Downs National Park between the beautiful, historic market town of Petworth, and the favoured villages of Kirdford and Wisborough Green. These villages are both quintessentially English, with Kirdford benefiting from an excellent village shop, as well as two pubs; The Foresters and The Half Moon. Wisborough Green also benefits from a well-stocked village store, post office, Church, pub and highly regarded primary school and nursery.

The nearby towns of Petworth, Billingshurst and Pulborough offer an extensive range of amenities including supermarkets, farm shops, doctors' surgeries, pharmacies, pubs, sporting facilities and direct train services to London Victoria and London Bridge (approx. 64 minutes). Petworth, four miles east of the property, hosts the annual Petworth Festival, which is nationally renowned. The town offers a wonderful range of independent boutique shops and restaurants and is home to Petworth House & Park, the seat of the Egremont family.

By road the A281 provides access to Guildford and the A272 provides access to Petersfield, the A3 to the West and the A23 to the East giving access to Gatwick International airport (approximately 40 mins), the M25 and central London.

There is an excellent choice of schools in the area. Primary schools in the area include Wisborough Green and Billingshurst. Preparatory schools include Dorset House at Bury, Windlesham House at Washington and Great Ballard at Eartham, Chichester. Senior schools include Bedales at Petersfield, Seaford College, south of Petworth, Charterhouse, Cranleigh and Lancing College. There are two Ofsted Outstanding-rated State secondary schools; The Weald at Billingshurst, and Midhurst Rother College in nearby Midhurst.

The area is nature-rich and renowned for its walking and riding with abundant walks accessible immediately from the property. For the sporting enthusiast there is racing at Goodwood and Fontwell, polo at Cowdray Park, golf at Cowdray and Goodwood and sailing at Chichester Harbour.





There are excellent swimming beaches nearby including dog-friendly Climping Beach (30 mins) and the River Arun at Pulborough for kayaking, paddle-boarding and canoeing.

The property

Believed to date in a small part from the 1600s, the majority of the house was built in the 1960s and presents as a well-appointed family home benefiting from generously proportioned rooms throughout, all with wonderful aspects over its surrounding land and countryside. The Sussex barn, an outstanding building dating from the 1880s and renovated by our clients during their ownership, lies adjacent and is considered very much an extension to the house being used as a playroom, gym, and for family gatherings.

On the ground floor, the house benefits from a wonderful drawing room with a Douvre fire, solid oak floors and a beautiful dual aspect allowing one to take in the front gardens (designed by Fiona Lawrenson, a Chelsea Gold Winner and judge), and the flat lawn that rolls away from the property to the rear. The kitchen benefits from a conservatory, enlarging the room providing ample space for a dining table, and in addition an AGA and attached island. The conservatory projects outwards allowing one to enjoy the views of the surrounding garden and provides access to the gardens and terrace. Further to the ground floor is a large study, also with wooden floors, generous utility room, cloakroom and an attached garage with workshop to the rear.

To the first floor are four well-proportioned bedrooms. The principal bedroom has a bathroom en suite and additionally benefits from a large balcony accessed via French doors. The majority of the bedrooms have built-in wardrobes.

The barn is a real highlight of the property, with a substantial open fire and wood floors which creates a very comfortable feel in what is an impressive, vaulted space. There are doors that lead directly out into the stone-walled courtyard, and the barn further benefits from two WC's and a three-bay open store.





There are two further outbuildings at the property, one being 'The Potting Shed' which comprises a small sitting room and shower, and an attractive summer house in the fern garden.

Gardens and grounds

The gardens and grounds of Bartholomew Hurst are a genuine highlight of the property. Set in just over 1.5 acres, the rear garden is laid mainly to lawn and features a kitchen garden, wildflower meadow and a log store.

The gardens to the front of the house are rich in diversity and feature white rose arches, apple and cherry trees, wisteria, clematis, acers, a Persian ironwood, and the wonderful fern garden adjacent to the barn.

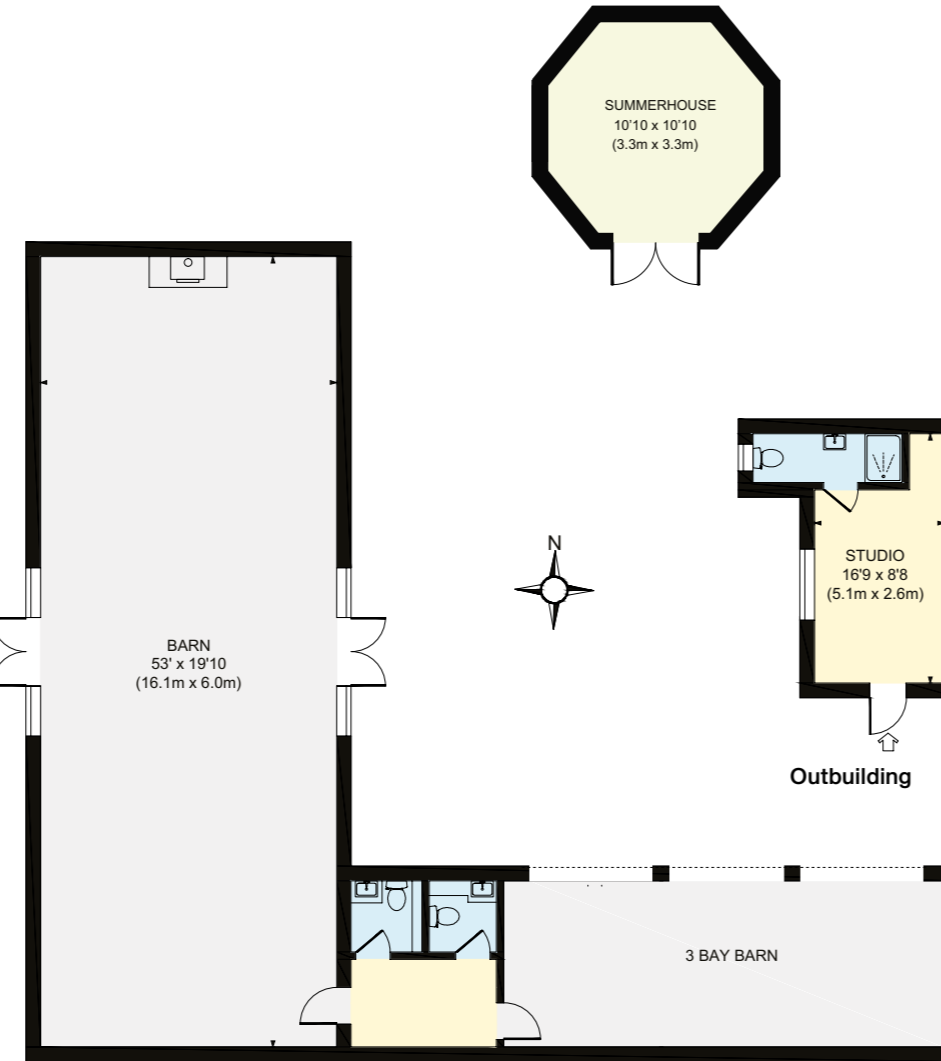
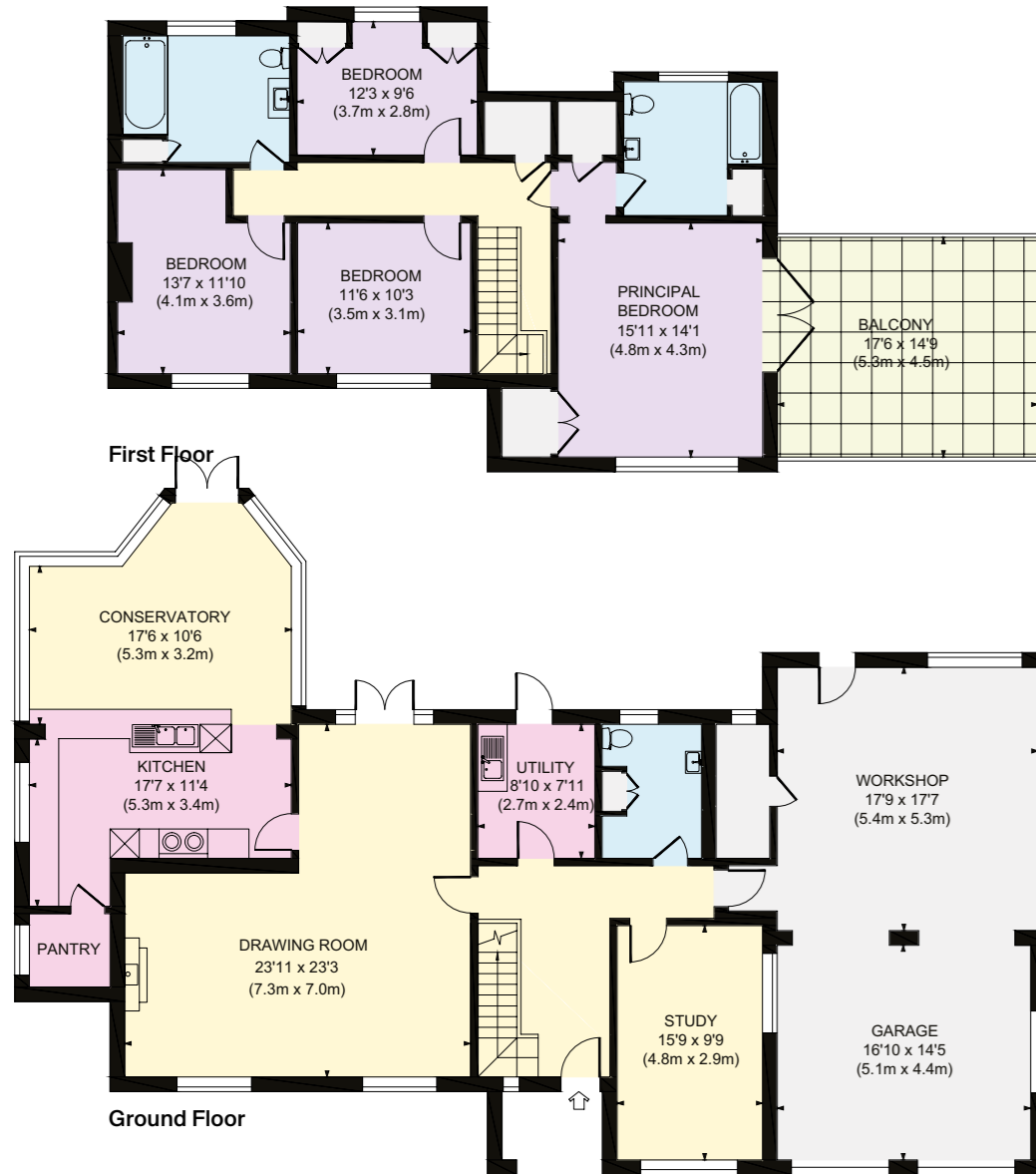
In addition to the formal gardens is the wonderful belt of woodland due east of the property. Teaming with plants and trees, this area is enchanting being carpeted bluebells in spring, and our clients have thoughtfully laid wood-chipped pathways for ease of navigation. There is also an open lawn mower/garden tool shed, and a pool/storage shed.



Approximate Gross Internal Floor Area
Main House = 2789 sq. ft / 259.10 sq. m
Garage = 246 sq. ft / 22.90 sq. m
Outbuildings = 1793 sq. ft / 166.60 sq. m
Total = 4721 sq. ft / 438.60 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Services

We are advised by our clients that the property has mains water and electricity, private drainage and oil-fired central heating. The barn benefits from mains electricity and water, private drainage (as the house) and fixed bottled gas for water and cooking.

Directions

Postcode: RH14 0LN
What3Words: poppy.later.daydreams

Viewings

All viewings are strictly by prior appointment with Knight Frank the sole selling agent.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold
Local Authority: South Downs National Park Authority: 01730 814810
Chichester District Council: 01243 785 166
Council Tax: Band G
EPC Ratings: Bartholomew Hurst – E, Bartholomew Barn – G



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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