

# Westholme Farm, Wisborough Green, Billingshurst

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**A well-presented, rural property with outbuildings situated within ten acres, and with good access to nearby villages.**

### Summary of accommodation

Entrance hallway | Kitchen/living room | Family room | Utility room  
Cloakroom | Ground floor bedroom with en suite bathroom

Principal bedroom with bath and sink unit | Further double bedrooms  
Family bathroom with separate thermostat and radiator heating direct from the main boiler

Office with en suite shower room

1,548 sq ft barn with workshop

In all about 10.891 acres

### Distances

Wisborough Green 3 miles, Petworth 5.6 miles, Pulborough 4.8 miles  
Billingshurst 6 miles (London Victoria 64 minutes), Horsham 13 miles  
Haslemere 15 miles (London Waterloo 53 minutes), Chichester 19 miles  
Guildford 20 miles London 52 miles (All distances and times are approximate)

### The property

This property provides a wonderful opportunity for those seeking a rural retreat. With its modern living spaces, extensive outbuildings, and ten acres of land, it is perfect for those looking for a rural outlook and smallholders.



Westholme Farm is a registered small-holding offering stunning garden and countryside views from every window. From the hillock near the house, you can enjoy panoramic vistas, stretching from the South Downs to Leith Hill Tower in the north.

The house features an open plan kitchen/living room, which is bright and spacious, offering beautiful views across the land. This area is perfect for family meals and entertaining, and is enhanced by a Jotul wood burner in the living room. Adjacent to the kitchen is a utility room with ample space for appliances and a convenient cloakroom.

The double aspect living room, with doors opening to the rear garden, provides an ideal space for relaxing or hosting guests. Additionally, the ground floor includes a double bedroom with an en suite bathroom, offering flexible and convenient accommodation options.

The property is equipped with zoned under-floor heating downstairs, radiators upstairs, and two electric heating mats in front of the two baths upstairs. There are also two large bi-folding doors to the rear of the property and two oak stable doors to the front and rear, adding to the home's charm and accessibility.

On the first floor the principal bedroom enjoys a double aspect and views across the surrounding countryside. Ample wardrobe space and a roll top bath and handbasin has been added for convenience. There is a further double bedroom and family bathroom.

### Outside

The property boasts meticulously maintained formal gardens, featuring a delightful vegetable patch perfect for home-grown produce. There is also an apple orchard and various other fruit trees, including pear, plum, and cherry, adding to the charm and productivity of the garden. A rear terrace provides an ideal setting for al fresco dining, offering beautiful views of the scenic surroundings, and to the front of the property is an American style veranda, which catches the early morning sun and is perfect for sitting to enjoy the country views.

To the side of the property, there is a hard standing area with approved planning permission for an oak-built garage with office above. You can view the planning permission details for further information. Additionally, the property includes an Agro Barn, constructed in 2009, which offers endless possibilities subject to planning permissions.

A timber-built office adds versatile space to the property, suitable for multiple uses such as a home office or guest accommodation.

The land is thoughtfully divided into four paddocks, providing ample space with separate access. Situated in a tranquil and picturesque area, this property offers a serene countryside lifestyle while remaining accessible to local amenities and transport links.

## Location

The property is wonderfully rural and private but enjoys all the advantages of nearby Wisborough Green which is the quintessential English village with cricket played on the green, a well-stocked village store and post office, church, public house and highly regarded primary school and nursery. Wisborough Green also hosts popular events such as the annual Hot Air Balloon festival, Fetes and Concerts on the green.

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, 5 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 while the A272 provides access to Petersfield and Horsham, the A3 to the West and the A23 to the East gives 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 School and Lancing College.

There are two Ofsted Outstanding-rated State secondary schools; The Weald at Billingshurst, and Midhurst Rother College in nearby Midhurst. In Horsham there is Collyers College and Christ's Hospital school.

The area is nature-rich and renowned for its walking and horse riding. For the sporting enthusiast there is horseracing at Goodwood and Fontwell, polo at Cowdray Park, golf at Cowdray and car racing at Goodwood and sailing at Chichester Harbour. There are excellent swimming beaches nearby including dog-friendly Climping Beach (25 mins) and the River Arun at Pulborough for kayaking, paddle-boarding and canoeing.

## Services

We are advised by our clients that the property has private drainage and oil fired central heating, mains water and electricity with an independent electrical supply for the annexe.

## Viewings

Strictly by appointment with agent.

## Fixtures and Fittings

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

## Property information

**Tenure:** Freehold

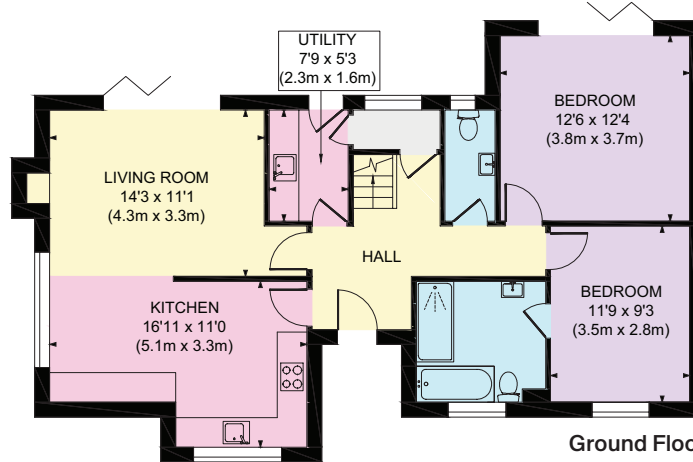
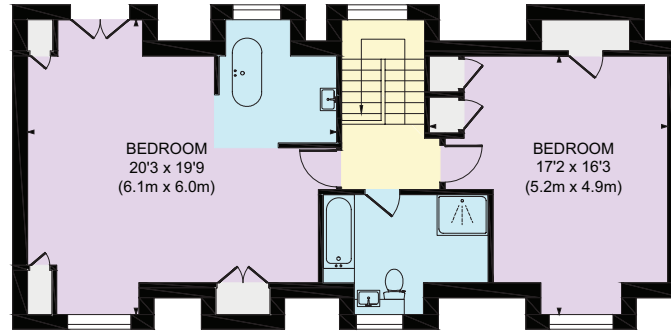
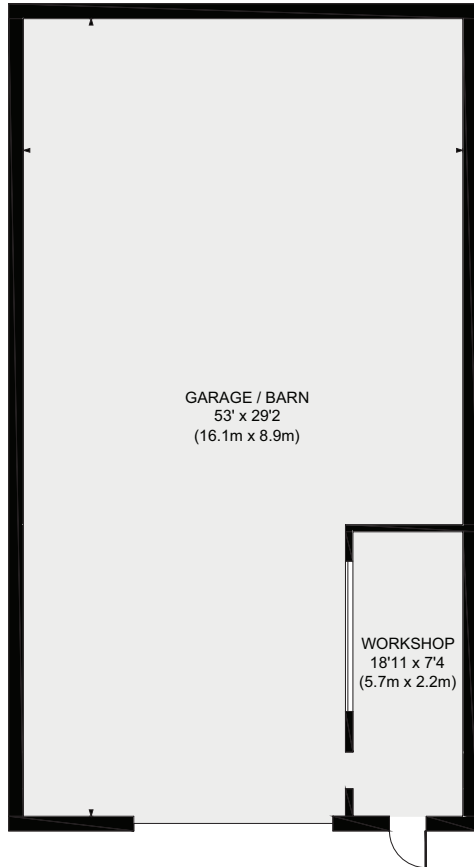
**Local Authority:** Chichester District Council

**Council Tax:** Band F

**EPC Rating:** C

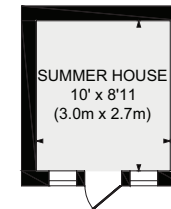


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

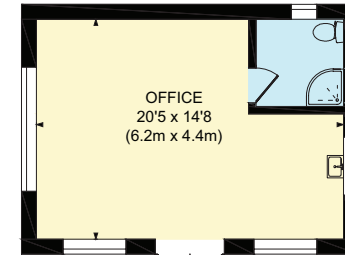


**Approximate Gross Internal Floor Area**  
**Main House 1625 sq ft / 150.99 sq m**  
**Garage / Workshop 1548 sq ft / 143.82 sq m**  
**Outbuildings 387 sq ft / 35.98 sq m**  
**Total 3560 sq ft / 330.79 sq m**

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.



**Outbuilding**



**Outbuilding**

**Knight Frank Haslemere**  
 1 West Street  
 Haslemere  
 GU27 2AB  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

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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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