

Westlands Farm, Adversane, West Sussex





A beautiful **Grade II listed farmhouse** with extensive outbuildings, stables and guest cottage in the heart of prime West Sussex.

Summary of accommodation

Westlands Farm

Entrance hallway | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility room | Boot room | Larder | WC

Principal bedroom with dressing room and en suite bathroom | Three further double bedrooms | Family bathroom

Guest Cottage

Sitting room | Kitchen | Bedroom with en suite bathroom | Shower room

Outside

Study/utility barn | Boiler room | Stores | Single garage | Double garage

Four barns | Stable block with five boxes and tack room | Woodshed | Tool stores

Paddocks | Pasture | Kitchen garden | Formal gardens

In all about 12.20 acres

Distances

Billingshurst 2.5 miles, Pulborough 4 miles, Horsham 10 miles, Guildford 19 miles, Chichester 20 miles, Goodwood 20 miles, London 46 miles

(All distances and times are approximate)



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Situation

Adversane is a rural hamlet with a thriving pub and village hall located between Billingshurst and Pulborough; villages which provide for most everyday needs including mainline stations to London Victoria. The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at West Sussex Golf Club, Cowdray Park, Goodwood and Pulborough, motor racing at the Goodwood circuit and sailing out of Chichester harbour and other centres along the south coast. There is a wealth of footpaths and bridleways in the area for walking and riding which can be accessed directly from the property.

The property

The principal farmhouse is listed Grade II and believed to date back to the 16th century, boasting many period features including exposed timbers and stone and brickwork fireplaces. Westlands Farm occupies a tranquil position on a private road and benefits from a beautiful farmhouse kitchen, leading to the double-aspect dining room with a wood-burning stove, linking in turn to the drawing room which has French doors leading outside to the formal terraces and gardens.





The more formal double-aspect drawing room with an open fireplace is to the southwest of the house and has lovely views over the garden. This also leads into a large sitting room with a woodburning stove.

To the first floor there is a wonderful principal bedroom with a large dressing room and en suite bathroom. There are three further double bedrooms with in-built wardrobes and a family bathroom.



Guest Cottage and Garaging

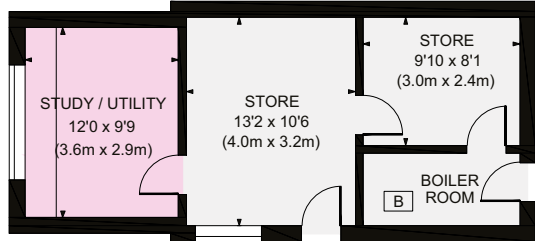
The guest cottage is adjacent to the house and features a kitchen and a large sitting room with a wood-burning stove as well as a shower room on the ground floor. The first floor consists of a double bedroom and bathroom. To the rear, the cottage benefits from a private garden and shed.



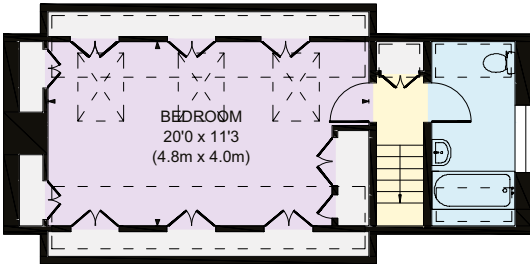
Approximate Gross Internal Floor Area
Main House 2370 sq. ft / 220.16 sq. m
Outbuildings 1018 sq. ft / 94.60 sq. m
Garage 480 sq. ft / 44.60 sq. m
Barn 5442 sq. ft / 505.61 sq. m
Stables 1130 sq. ft / 104.98 sq. m
The Cottage 1059 sq. ft / 98.37 sq. m
Total 11499 sq. ft / 1068.3 sq. m

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.

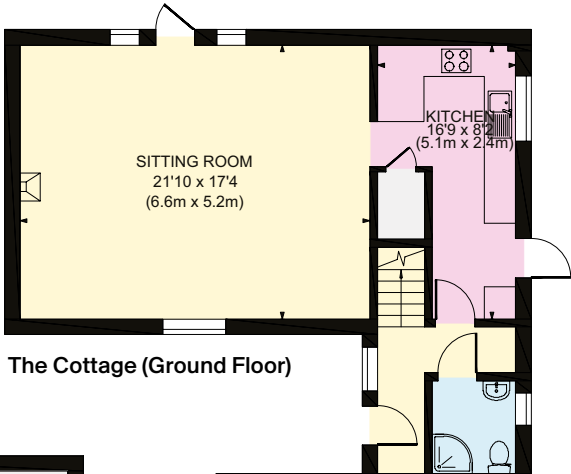
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



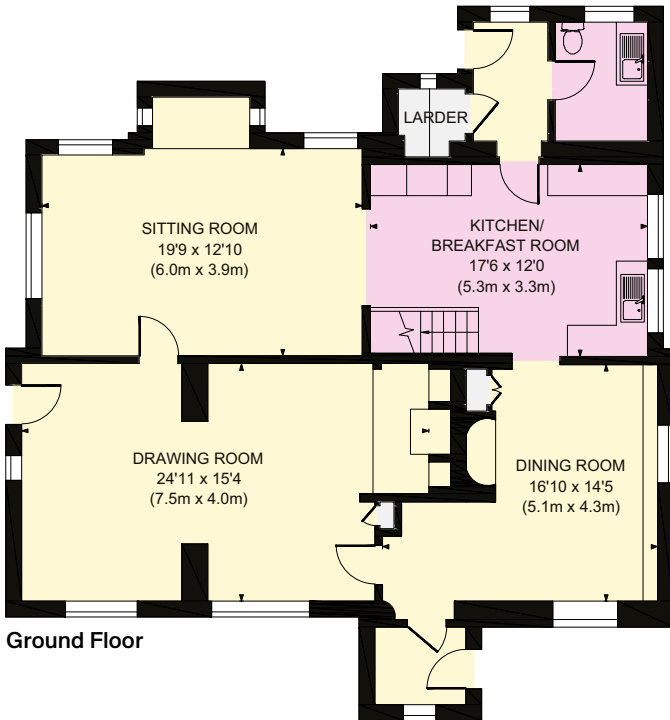
Outbuilding



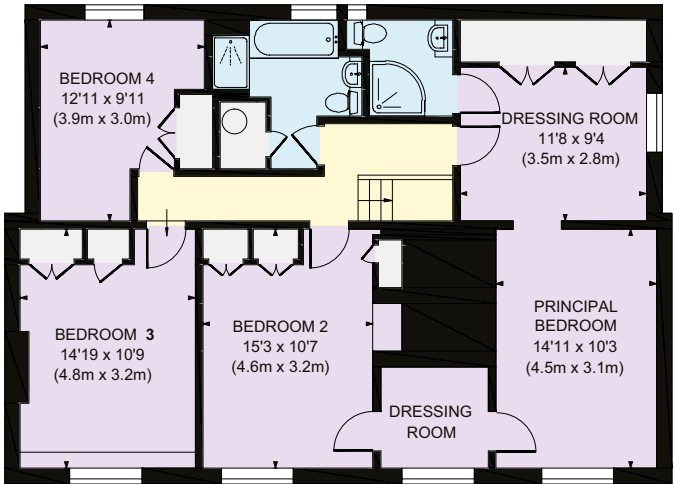
The Cottage (First Floor)



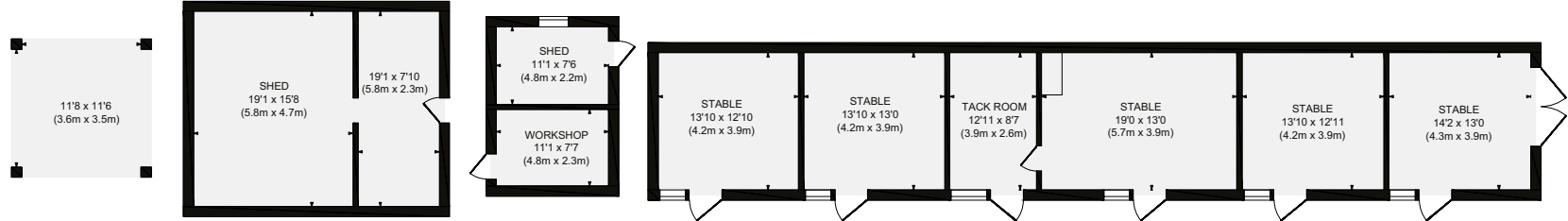
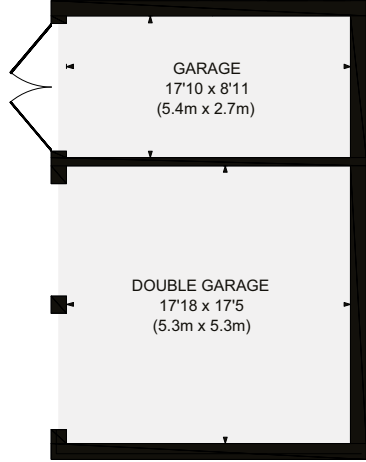
The Cottage (Ground Floor)



Ground Floor



First Floor



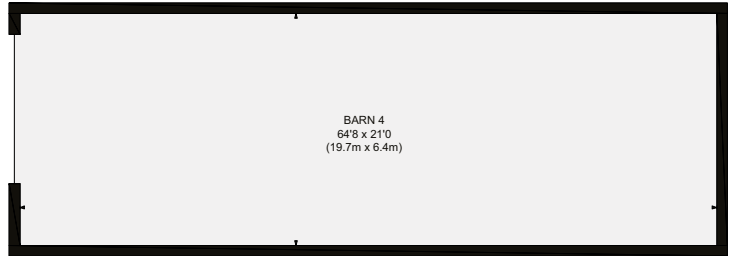
Outbuilding

Outbuilding

Stables



Barn



Barn



Barn



Barn





Outside

Westlands Farm is approached via a gated gravel driveway leading to a parking area and the triple garage and cottage. The driveway has ample parking for numerous cars and features an electric car charging point. There is a detached stable block with five loose boxes and a tack room, currently used for storage, and further tool stores. The property also benefits from having four barns that have been let individually for storage with separate access from the house which could be further improved and developed subject to the usual consents. The gardens and grounds are mainly laid to lawn with established shrub borders, a kitchen garden, pasture, ponds, and a fenced chicken pen. Mature trees and hedging surround the property offering privacy and beautiful rural views towards the Toat Monument.

Services

We are advised by our clients that the property has mains electricity and water, private drainage system and oil-fired central heating.
Broadband: Full fibre to property.

Viewings

All viewings are strictly by prior appointment only with Knight Frank.

Directions

Postcode: RH14 9JG

What3Words: Main drive - proud.incur.beans

Secondary drive – manager.uppermost.hairpin

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: Horsham District Council

Council Tax: Band G

EPC Rating: Westlands Farm – E

Guest Cottage – C



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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