



Hungers Corner Farm, Byworth, Petworth, West Sussex





A beautiful **Grade II listed farmhouse** with a detached guest cottage in over six acres of prime West Sussex countryside.

Summary of accommodation

Main House

Entrance hallway | Drawing room | Dining room | Sitting room | Library | Conservatory | Farmhouse kitchen | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom

Hungers Corner Farm Cottage

Sitting room/kitchen | Principal bedroom en suite | Two further bedrooms | Family bathroom | Study | Store

Home gym | Treatment spa | Machinery store | Stable | Greenhouse

Sun terraces | Formal lawns | Kitchen garden | Paddocks

Gardens and grounds

In all about 6.53 acres

Distances

Petworth 1.5 miles, Pulborough 4 miles (London Bridge - 75 minutes, London Victoria - 70 minutes), Midhurst 8 miles

Haslemere 12 miles (London Waterloo 56 minutes), Chichester 15 miles, Gatwick Airport 28 miles, Heathrow Airport 44 miles, London 54 miles

(All distances and times are approximate)



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Situation

Hungers Corner Farm lies on the edge of the delightful village of Byworth, just to the east of the historic market town of Petworth and within the South Downs National Park. Byworth is home to two pubs, The Black Horse and The Well Diggers Arms. Petworth 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 and Park. Further shopping facilities can be found in the nearby towns of Midhurst, Pulborough, Haslemere, Guildford or the cathedral city of Chichester.

For the commuter, access to the A3 can be gained at Milford (about 13 miles) while the railway stations at Pulborough and Haslemere provide rail services to both London Victoria and Waterloo respectively.

There are excellent sporting and recreational facilities in the area, including golf at Pulborough and West Chiltington and polo at Cowdray Park, home to the annual Gold Cup. Racing can be enjoyed at Brighton, Fontwell and Goodwood, with Goodwood also home to flying and motor-racing clubs as well as the globally famous annual Festival of Speed. The area also provides many miles of walks and rides over the adjoining countryside.



There is an excellent choice of schools in the area. Primary schools include Wisborough Green and Billingshurst. Prep schools include Dorset House at Bury, Windlesham House at Washington and Great Ballard at Eartham, Chichester. Senior schools include Bedales at Petersfield, Seaford College, 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 property

A stunning Grade II listed farmhouse, Hungers Corner Farm has been significantly updated by our clients giving the wonderfully warm and charming family home we see today. The principal house offers well-proportioned family accommodation over two floors, with the added flexibility of the guest cottage offering excellent spill-over accommodation for visiting family, or potentially as a rental providing a separate income.

To the ground floor of the farmhouse is an excellent through-flow of reception spaces, with the farmhouse kitchen with four oven AGA and electric companion at its heart. The dining room and sitting room in turn lead directly off this, giving a wonderfully warm heart to the house.





The drawing room occupies a wonderful, vaulted space to the southern elevation, with period beams and windows looking over the courtyard and surrounding gardens. This room is accessed via a charming curving staircase and features a beautiful fireplace with wood burner.

The Cottage

Fully modernised by our clients, Hungers Corner Farm cottage provides excellent spillover family accommodation or the potential for a rental income via Airbnb. At the heart of the property is the open-plan sitting room and kitchen, while to either side of this are a bedroom and bathroom. Accessed through a separate door however is the study area which features an additional bedroom and storage space above, making for a superb home office.



Gardens and grounds

Hungers Corner Farm is accessed via timbered electric gates into a gravelled courtyard providing parking for numerous cars, with the old farm buildings laid out around this. With the cottage to the east and the main house to the west, the courtyard also gives access to the garage which is used jointly as a home gym and a home treatment studio.

Sun terraces and formal gardens surround the house to the rear, while the kitchen garden, paddocks and stable building lie to the south and west, giving a wonderful open aspect over the surrounding countryside.

Services

We are advised by our clients that the property has mains water and electricity, together with oil-fired central heating and private drainage.

Viewings

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

Directions

Postcode: GU28 OHW
What3Words: strapping.dabble.hubcaps

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.

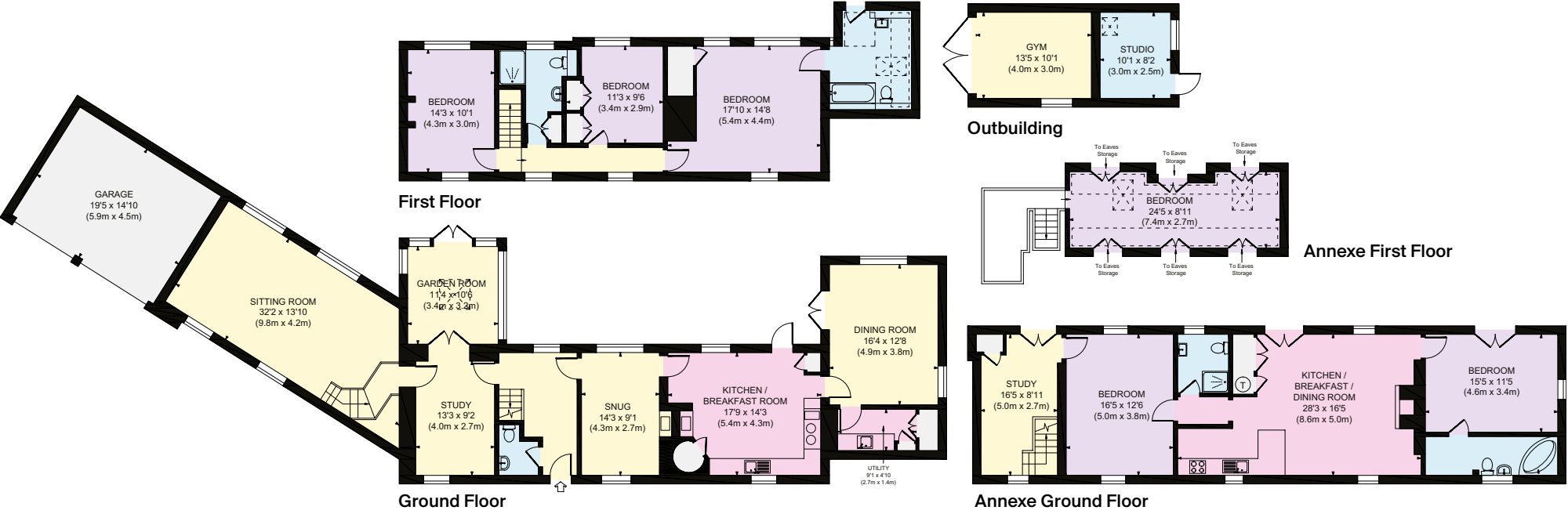
Property information

Tenure: Freehold
Local Authority: South Downs National Park Authority and Chichester District Council
Council Tax: Band ????



Approximate Gross Internal Floor Area
Main House 2391 sq. ft / 222.10 sq. m
Annexe 1439 sq. ft / 133.70 sq. m
Garage 288 sq. ft / 26.76 sq. m
Outbuilding 261 sq. ft / 24.24 sq. m
Total 4379 sq. ft / 406.80 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.



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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Particulars dated December 2024. Photographs and videos dated December 2024.
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