

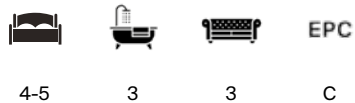


## PALLINGHAM QUAY FARM

Wisborough Green, West Sussex



A once in a generation opportunity to acquire a Grade II listed farmhouse with 40 acres, never before offered for sale on the open market.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, air-source heat pump for heating and hot water, private drainage



## LOCATION

Steeped in history, Pallingham Quay was once an important inland port at the junction of the River Arun Navigation and the Wey & Arun Canal and today enjoys a peaceful rural setting surrounded by beautiful countryside.

The village of Wisborough Green is nearby, with Billingshurst and Pulborough offering a wider range of amenities and mainline rail services. Petworth, renowned for Petworth House and Park, is also within easy reach. The area benefits from excellent schooling, convenient road links via the A272, A24 and A3, and immediate access to some of Sussex's finest countryside, including the South Downs National Park.









## THE PROPERTY

Pallingham Quay Farmhouse offers beautifully balanced and versatile accommodation extending to four/five bedrooms. At the heart of the home is an impressive farmhouse kitchen, complemented by two generous reception rooms and a split-level reception room which could equally serve as an additional bedroom if required. The principal bedroom enjoys an en suite bathroom, while three further bedrooms are served by two additional bathrooms.

The house is wonderfully light throughout, with many rooms benefiting from dual-aspect windows. Underfloor heating extends across the ground floor, complemented by three wood-burning stoves which provide warmth and character during the cooler months.







## PALLINGHAM QUAY FARM HOUSE

A beautifully restored Grade II Listed farmhouse, Pallingham Quay perfectly combines historic charm with modern country living. Extensively renovated in 2020, the property has been thoughtfully updated to an exceptional standard whilst retaining a wealth of original character and period features throughout.





## UPSTAIRS

The first floor provides well-balanced accommodation comprising a principal bedroom with en suite bathroom, together with three further bedrooms served by two family bathrooms. Many of the rooms enjoy dual-aspect windows and delightful views over the surrounding countryside, creating a light and airy feel throughout.







## OUTBUILDINGS & ANCILLARY ACCOMMODATION

Complementing the estate is an excellent range of ancillary accommodation and outbuildings. A self-contained one-bedroom annexe provides flexible additional living space, ideally suited to guests, dependent relatives or staff. In addition, a detached two-bedroom cottage offers well-proportioned independent accommodation, presenting opportunities for multigenerational living, holiday letting or supplementary income, subject to any necessary consents. Further enhancing the property's appeal is a detached Listed barn, rich in character and offering considerable potential for a variety of uses, including a studio, party barn, workshop or equestrian facility, subject to the requisite permissions. Together, these buildings create a versatile and highly desirable arrangement rarely found within such an idyllic rural setting.





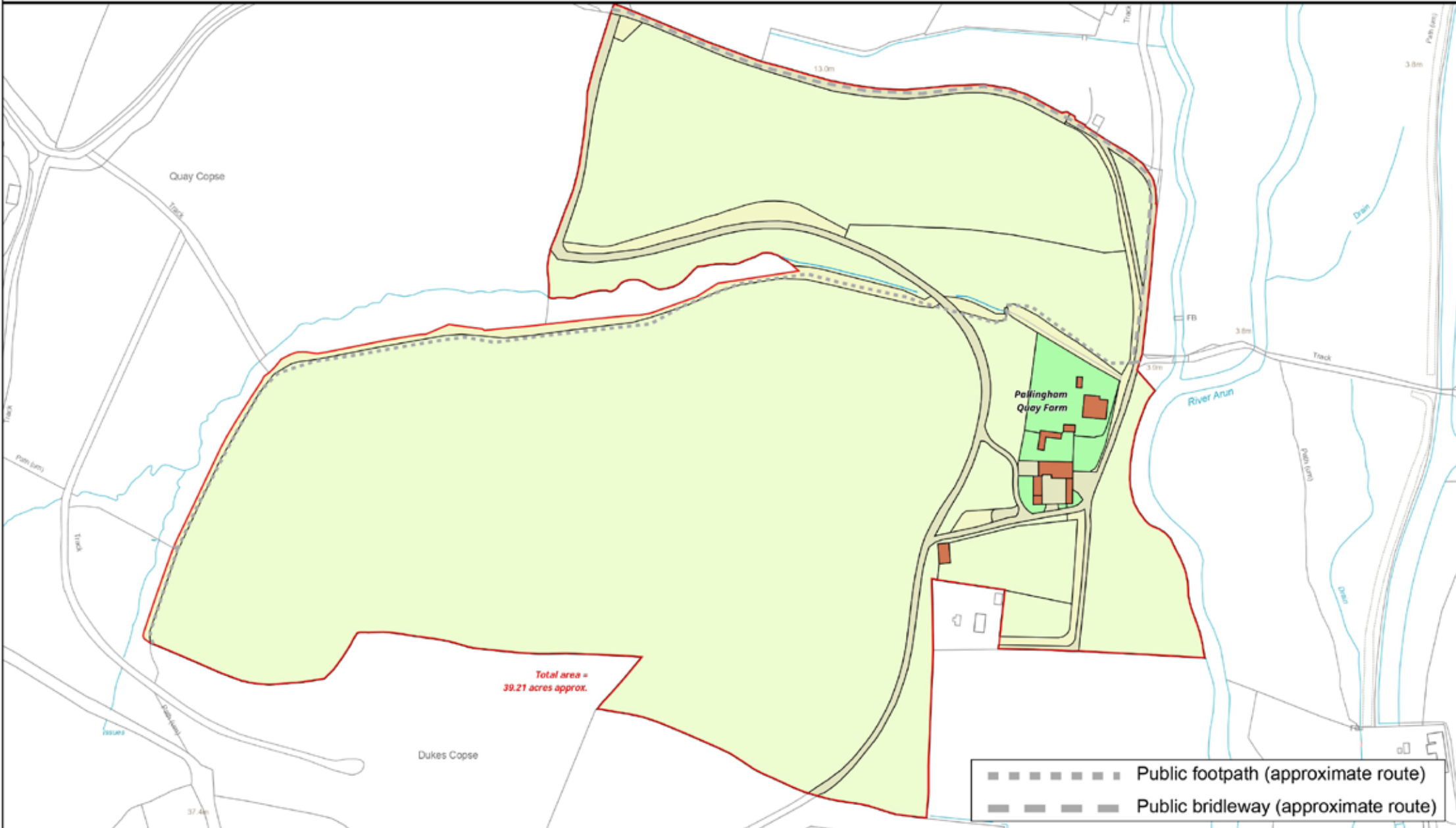
## GARDEN & GROUNDS

The gardens and grounds at Pallingham Quay Farmhouse are a particular feature of the property, providing an exceptional sense of peace, privacy and connection to the surrounding countryside. Immediately surrounding the house are beautifully maintained gardens, including an attractive terrace ideal for al fresco dining and entertaining, together with a charming walled lawned garden punctuated by mature specimen trees. Beyond, the land extends to approximately 40 acres, comprising a wonderful expanse of pasture and open countryside with far-reaching views in every direction. The extensive acreage offers tremendous versatility, lending itself equally well to equestrian pursuits, smallholding interests or simply enjoying an enviable rural lifestyle in a truly picturesque and historic setting. A detached Listed barn further enhances the grounds, offering potential for a variety of uses, subject to the necessary consents.





# Pallingham Quay Farm



Total area =  
39.21 acres approx.

- Public footpath (approximate route)
- Public bridleway (approximate route)

Land Development Services Ltd  
Plan Preparation  
Unit 15, Glenmore Business Park  
Telford Road  
Salisbury SP2 7GL



Date: 10:07:26	Drawn By: CW	Scale: 1:3000 @ A4	Plan Ref: 21522
-------------------	-----------------	-----------------------	--------------------

Title  
**Pallingham Quay Farm**

(e) planprep@lds-survey.co.uk

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786

**Approximate Gross Internal Area**

Main House 3,136 sq. ft / 291.38 sq. m  
 Guest Accommodation 505 sq. ft / 46.93 sq. m  
 Barn Conversion 747 sq. ft / 69.42 sq. m  
 Outbuildings 4,423 sq. ft / 410.89 sq. m  
 Total 8,811 sq. ft / 818.62 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

We would be delighted  
to tell you more.

**Kate Erlam**

01428 770 563

kate.erlam@knightfrank.com

**Knight Frank Haslemere**

1 West Street, Haslemere, Surrey, GU27 2AB

**knightfrank.co.uk**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.