



## A DELIGHTFUL FIVE BEDROOM 16TH CENTURY FARM HOUSE

LICKFOLD, PETWORTH, WEST SUSSEX, GU28

**Unfurnished or Part Furnished (Landlord is flexible) – £7,000 pcm** + fees and other charges apply.\*

**Available from 03/06/2019**

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**£7,000 pcm – Unfurnished**

• Drawing room • Dining room • Snug • Study  
• Kitchen/breakfast room • Five bedrooms • Four  
bathrooms • Separate one bedroom guest cottage•  
EPC = E • Council Tax = H

## Description

A delightful five bedroom Grade II listed farm house situated in a pretty village location within the South Downs National Park. The property would make an ideal country retreat offering excellent views of the countryside and a large well maintained garden including a swimming pool and a large lake all set in approximately 1.5 acres of garden. There is an abundance of period features in the house including original beams and open fireplaces, the main drawing room is light and bright and leads to a pretty walled garden area. The house has been traditionally decorated throughout, including a country kitchen/breakfast room with views across the garden and lake area. The bedrooms are all good size doubles all with views across the grounds. To the front of the house you'll find a separate one bedroom cottage with kitchen and reception room, ideal for guest or live-in-nanny. The location is ideal for recreational activities including Cowdray Park for polo, Goodwood estate for racing, golf and leisure club, there is sailing at Chichester Harbour and excellent walking, cycling and riding in the local area.

## Viewing

Strictly by appointment with Savills.









Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531SMAL

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