

MONTPELIER FARMHOUSE

BRINKSOLE, PETWORTH





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Brinksole, Petworth

Petworth 2 miles • Midhurst 8 miles • Chichester 17 miles
Guildford 22 miles • Gatwick 30 miles • London 55 miles
(All mileages are approximate)

Farmhouse

Kitchen • Sitting room • Dining room • Boot/utility room • Cloakroom
Three double bedrooms • Two bath/shower rooms (one en suite)

Barn

Open plan kitchen/sitting/dining room
Two en suite double bedrooms
Mezzanine study • Attached garage • Boiler room
Beautifully landscaped gardens circa 0.5 acre



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Situation

Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by attractive rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust. In July, the annual music and arts festival takes place in Petworth, with other concerts and activities taking place throughout the year.

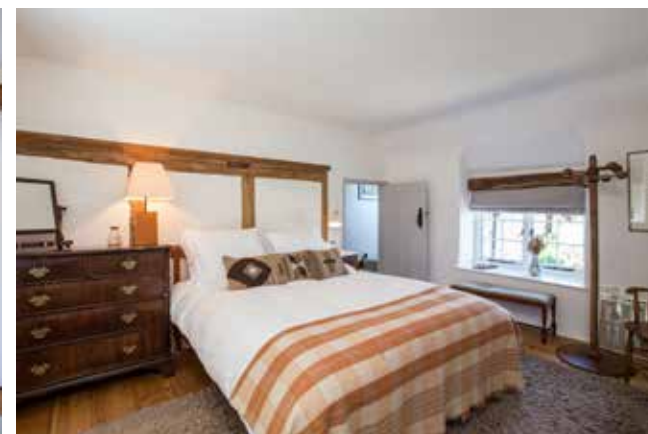
Recreational opportunities are many and varied. There is golf at a number of clubs in the area including Petworth, Chiddingfold and Cowdray Park. There is polo at Midhurst, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world famous motor sport events at Goodwood include the Festival of Speed, the Revival Meeting as well as club and track days for those keen to drive themselves. There is a wide choice of good schools in the area including Bedales, Highfield, Seaford College, Ditcham Park and Churchers.

In addition the surrounding countryside provides ample opportunity for walking and riding.

Description

Montpelier Farmhouse has an abundance of charm and is situated in an idyllic spot on the outskirts of the market town of Petworth offering a high level of privacy. The property is made up of two dwellings; a detached former Leconfield farmhouse and a newly converted barn that offers flexible living accommodation. Dating from the 18th century with later additions, the house and barn have been extensively refurbished to a very high standard by the current owners who have created a stylish, comfortable and well-appointed home in a tranquil rural location overlooking neighbouring farmland and with access to the nearby woodland.





THE COTTAGE

The property has retained many of its period features balanced with modern amenities and the accommodation comprises two fabulous reception rooms, a dining room and sitting room with inglenook fireplace. The family kitchen has been beautifully designed with a range of fitted cupboards, oak worktops and bespoke shelving, as well as a Rangemaster cooker, butler sink and Smeg fridge. The flagstone flooring has the benefit of underfloor heating and the space is wonderfully light with doors out on to the rear and front gardens. The downstairs is completed by a utility/boot room and a downstairs cloakroom.

On the first floor there are three good sized double bedrooms. The master bedroom has an en suite shower room and there is a family bathroom serving the two bedrooms.

THE BARN

In addition to the cottage, there is an outstanding two bedroom barn. This versatile space could be used as the main residence or an ideal space for both entertaining and guest accommodation.

The barn is configured in an open plan arrangement and is a magnificent space with a vaulted ceiling and exposed timbers.

The two double bedrooms both have en suite bath/shower rooms.

Stairs lead to a mezzanine study area which overlooks the entertaining space below. This is currently being used as a home office but could lend itself to be an additional bedroom.

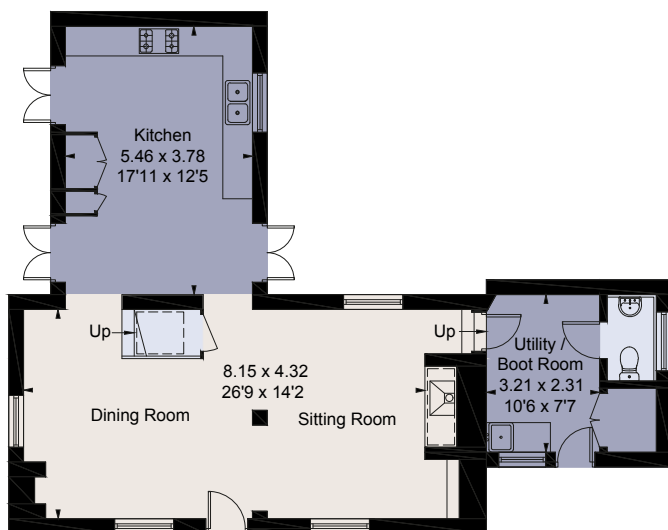
Gardens

The gravel driveway leads to the house and a large parking area with space for several cars. The original feeding troughs are an interesting retained feature.

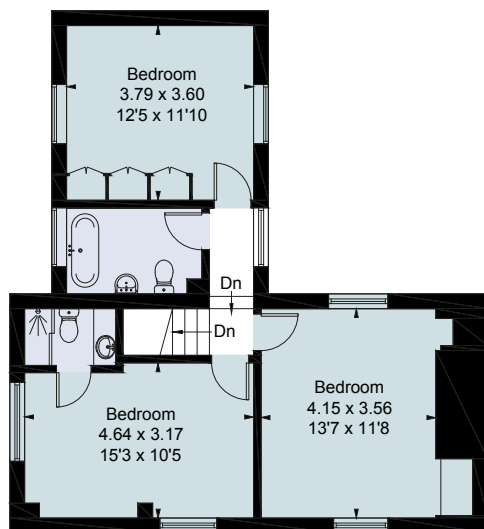
The gardens have been beautifully landscaped and maintained by the current owners. There are areas of lawn, a herb garden, flowering borders and mature trees. There are several terraces ideal for entertaining and numerous seating areas.

There is a two bay barn shelter currently being used as a wood store and an attached garage to the main barn.



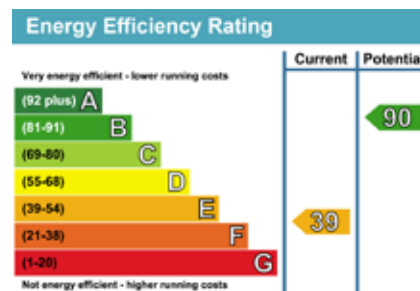


Cottage Ground Floor

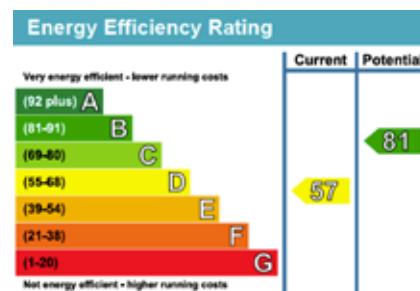


Cottage First Floor

Cottage EPC



Barn EPC



Approximate Area

Cottage = 133.2 sq m / 1433 sq ft
Cottage Including Limited Use Area (2.6 sq m / 28 sq ft)

Barn = 154.1 sq m / 1658 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)
Garage = 27.7 sq m / 298 sq ft
Boiler Room = 3.4 sq m / 36 sq ft

Total = 318.1 sq m / 3424 sq ft

For identification only. Not to scale.



Barn Ground Floor

Barn First Floor

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