



Enchanting rural idyll in 35 acres with far reaching views

The Pigeon Hill Estate, Redford, Midhurst, West Sussex, GU29 0QD

Freehold



Traditional stone farmhouse in need of modernisation
• 4 bedrooms • 3 reception rooms • Kitchen • Formal gardens • Traditional Sussex barn and various outbuildings • Garaging • Secondary 2 bed property “The Lair” • 35 acres of land - mainly pasture with some woodland • Fabulous pastoral views over National Trust land • Adjoining Woolbeding Common

Description

Coming to the market for the first time in over fifty years, the Pigeon Hill estate presents an exciting and rare opportunity to acquire a slice of quintessential Sussex countryside, in a highly sought after and tranquil location.

The primary residence is known as Pigeon Hill Farmhouse – a charming stone built farm house with an adjoining traditional agricultural barn, cart shed and stabling. Of particular note is the stone built barn, which has potential for conversion subject to obtaining the relevant permissions. The property is in need of complete refurbishment, and will require a new central heating system along with a comprehensive upgrading of all services, subject to obtaining the relevant consents. The current accommodation comprises 4 bedrooms, bathroom, three reception rooms and a kitchen. The house retains many period features including beams and inglenook fireplaces.

The secondary property, known as The Lair, is a cottage with accommodation consisting of two bedrooms, sitting room, bathroom and kitchen. The Lair is set within its own gardens, with a detached garage and is accessed via a track which runs past Pigeon Hill Farmhouse. The view from The Lair is particularly impressive and extends to the South Downs.

Both houses sit within approximately 35 acres of land, which is primarily paddocks with post and rail fencing, 5 acres of which is situated to the north of the driveway/track. There is a small copse area opposite the main farmhouse which has been maintained and coppiced over the years, providing a haven for wildlife. The views from the most elevated part of the land are spectacular, and the majority of the plot offers a high degree of seclusion and privacy. The land would be ideally suited to equestrian use, providing ample space for horses or other forms of grazing.





Location

The Pigeon Hill estate is located within the highly desirable hamlet of Redford nestled within the South Downs National Park. There are many footpaths and bridleways directly accessed from the property, much of which is owned by the National Trust providing wonderful opportunities for recreational pursuits, including walking, riding and cycling.

For everyday amenities nearby Easebourne is 3.6 miles away and is home to the well-renowned Cowdray Farm Shop and Café which was awarded Sussex Food Shop of the Year in the Sussex Food & Drink Awards 2019. Midhurst offers a more extensive range of facilities including butchers, bakers and supermarkets along with a number of pubs and restaurants.

There are an excellent selection of state and independent schools in the area, including Seaford College and Westbourne House near Chichester, Ditcham Park, Churchers College and Bedales at Petersfield and Highfield and Brookham at Liphook. Rail services are available from Petersfield Station and Haslemere station to London Waterloo.

There are numerous sporting activities available in the area, including several local golf courses, racing at Goodwood and polo at Cowdray Park.





Directions

From Midhurst, take the Linch Road north towards Redford and turn right onto Older Hill (signposted). Continue past the turning to Pigeon Hill House and take the next turning which is signposted to Yew Tree Cottage, Pigeon Hill Farmhouse and The Lair. Take this track and follow it to the top, bearing left at Yew Tree Cottage, until you arrive at the Farmhouse. We would advise continuing on to the end of the track, next to The Lair, in order to park.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





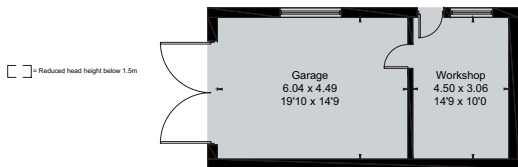
The Pigeon Hill Estate, Redford, Midhurst, West Sussex, GU29 0QD
Pigeon Hill Farmhouse Approximate Area 179.4 sq m / 1931 sq ft
The Lair 114.7 sq m / 1235 sq ft
Garage 27.5 sq m / 296 sq ft **Workshop** 13.8 sq m / 148 sq ft
Outbuildings 145.8 sq m / 1569 sq ft (Excluding Open Outbuildings)
Total 481.2 sq m / 5179 sq ft **Including Limited Use Area** (12.8 sq m / 138 sq ft)



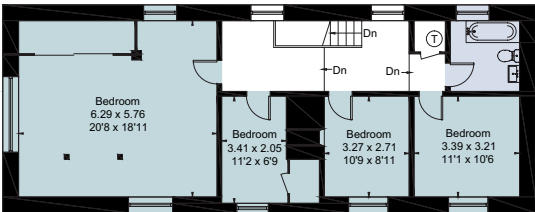
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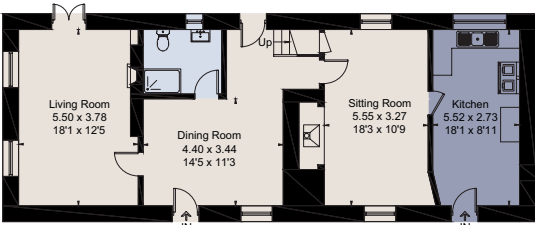
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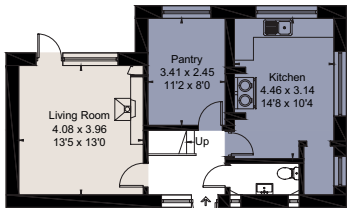
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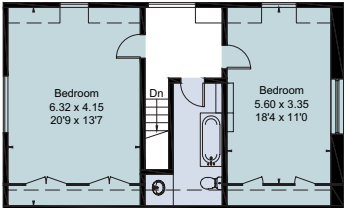
First Floor



Ground Floor



The Lair - Ground Floor
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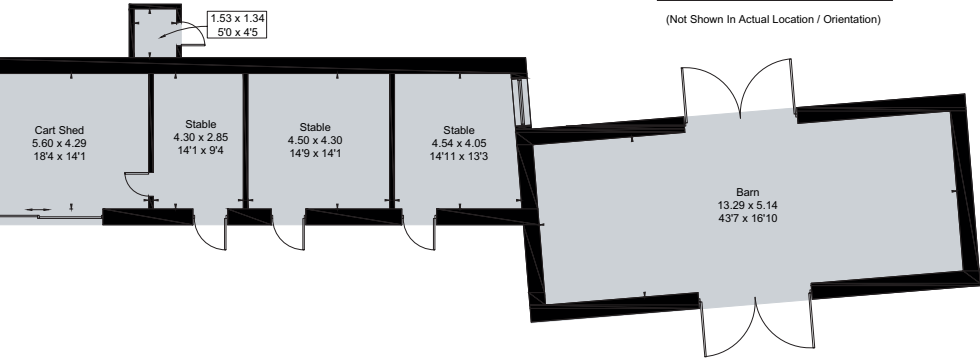
The Lair - First Floor



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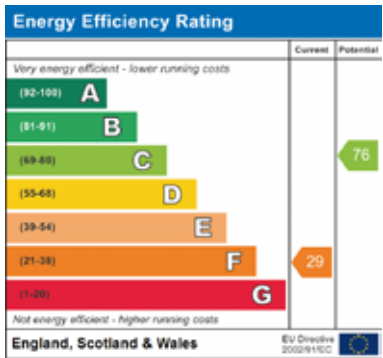
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Pigeon Hill



The Lair

