



Old Bilsham Farm,  
Old Bilsham Farm, Bilsham Lane, Yapton, BN18 0JX







## A handsome period farmhouse in a rural hamlet with eight bedrooms, swimming pool and outbuildings

A magnificent Grade II listed farmhouse with more than 8,000 square feet of characterful accommodation, set in delightful gardens and surrounded by beautiful West Sussex countryside. The property dates originally from the 1700's and features attractive flint and red brick elevations, while inside there are exposed timber beams and other splendid original details.



**6 RECEPTION ROOMS**



**8 BEDROOMS**



**4 BATHROOMS**



**GARAGING**



**1.1 ACRES**



**FREEHOLD**



**RURAL**



**8,710 SQ FT**



**GUIDE PRICE  
£1,950,000**

### The property

Old Bilsham Farm is an impressive Grade II listed former farmhouse believed to date from the 18th century at its earliest part. The property has been sympathetically updated over the years and now provides a substantial home with versatile and flexible accommodation, ideal for multi-generational living or conversion. The original farmhouse has been joined to the outbuildings by a contemporary mahogany and glass conservatory creating a seamless connection between old and new and bringing the two buildings together. Previously owned by an accomplished artist and sculptor, the property features unique character touches throughout as well as period features in the original farmhouse. The accommodation includes a large kitchen/dining room and a generous, yet cosy, dual aspect sitting room with a large brick-built inglenook fireplace with stone hearth. There is also a useful study. Upstairs provides four double bedrooms including one with its own dressing room, plus two family bathrooms. Further stairs continue to the second floor with a bedroom and large bedroom/study, ideal for use as a home office or perhaps

as a quiet retreat for students. The glass-roofed conservatory with French doors opening onto the garden links the house to the former outbuildings which include a splendid triple aspect south and west facing sitting room also opening onto garden views and welcoming plenty of sunlight. On the ground floor there is an office and a 29ft long bedroom with en-suite bathroom, dressing room and French doors to the front gardens. Additionally, the ground floor has a flexible use massage/treatment room, plus a utility room, workshop and a home gym. On the first floor is the principal bedroom with en-suite bathroom and a magnificent 33ft drawing room with kitchenette and views to the South Downs.

### Outside

The property is situated in 1.1 acres of beautiful gardens and grounds, which include several outbuildings. Accessed via a second gate off the lane, a second driveway extends along the back of the outbuildings and large garage with 3 Phase electricity.

### Cont'd









## Outside Cont'd

The highlight of the garden is the central courtyard area, with its south and west-facing aspect and sheltered situation making it a sun trap with its koi pond, subtropical plants, lawn and swimming pool. Bordering the central garden is the loggia — a 65 ft covered area perfect for entertaining and al fresco dining, reminiscent of Mediterranean living. This has lapsed consent to glaze and incorporate within the accommodation. The gardens contain mature shrub borders, a variety of specimen trees, stunning wisteria and hedgerows. To the eastern side of the house lies a further lawned area with fruit trees and a well-kept croquet lawn. Behind the stables is a vegetable garden which in turn leads to a well screened lawn to the north.

## Location

The property is situated in a stunning rural location at the end of a secluded lane in the hamlet of Bilsham, close to the beautiful West Sussex coastline. Just to the north, the nearby village of Yapton provides everyday amenities, including a local shop, pharmacy, butcher, village hall and primary school.

Historic Arundel is just five miles away. Famous for its magnificent castle, which sits in a commanding, elevated position overlooking the town centre, the town has plenty of local amenities and facilities, including a selection of shops, restaurants and cafés. Both Bognor Regis and Littlehampton provide easy access to further facilities and the Cathedral City of Chichester offers an extensive range of shopping, cultural and leisure amenities, the renowned Chichester Festival Theatre, Minerva Theatre and Pallant House Gallery. Sporting activities include Polo at Cowdray Park and horse racing at Goodwood and Fontwell, and popular sailing spots include Littlehampton and Chichester harbour. Goodwood has a country club with swimming pool, golf courses and hosts regular motor racing events including the Festival of Speed and Revival meetings. Walkers and cyclists can enjoy the surrounding countryside and the South Downs. Barnham's mainline station offers excellent direct services to Horsham and London Victoria (one hour 28 minutes). Good state and independent schools in the area include Dorset House, Seaford College and Slindon College.

## Distances

- Littlehampton 4.0 miles
- Arundel 5.3 miles
- Chichester 9.5 miles
- Worthing 13 miles

## Nearby Stations

- Barnham

## Key Locations

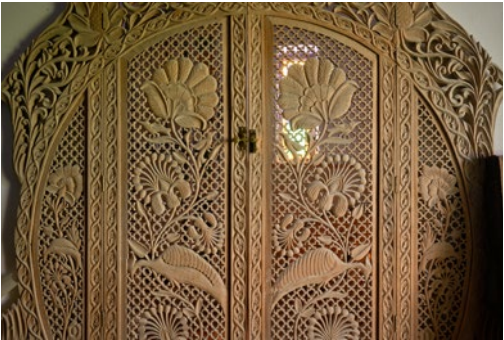
- Arundel Castle
- Parham House & Gardens
- Goodwood House
- Petworth House & Park
- Chichester Cathedral

## Nearby Schools

- Dorset House School
- Seaford College
- Slindon College















The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Floorplans

House internal area 8,710 sq ft (809 sq m)

For identification purposes only.

## Directions

BN18 0JX

///what3words

///recruiter.prepared.froze - brings you to the driveway

## General

**Local Authority:** Arun District Council

**Services:** Mains electricity, gas, water. Private drainage  
- We understand that the private drainage at this property does comply with the relevant regulations.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** E

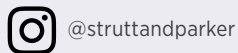
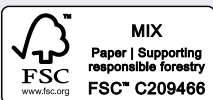
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## Chichester

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