

North House,
Petworth, West Sussex



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& Parker

Land and property. Since 1885.



6,923 sq ft (643.2 sq m) | Freehold
5 reception rooms | 7 bedrooms | 5 bathrooms
Off street parking | About 0.47 acres
Town centre

Guide price £1,320,000

A rare and significant opportunity to acquire and restore one of Petworth's most important period houses.

The property

North House is a Grade II* listed townhouse of considerable style, dating from the 18th century with even earlier origins. The exterior is defined by an impressive red brick façade, Georgian sash windows, and a refined pillared portico.

The interior presents a rare opportunity to revive a home of genuine historic character. With high ceilings, Adam fireplaces, and a spacious reception hall, the layout provides a grand canvas for a bespoke restoration. The earliest part of the home houses the kitchen and breakfast room, characterized by rustic exposed timbers and flagstone flooring, with access to two cellar spaces below.

The first floor is accessed via a galleried landing and features a principal suite with views over the gardens and Shimmings Valley, alongside four additional bedrooms. The second floor offers two further bedrooms and a shower room, while a separate staircase from the kitchen leads to a seventh bedroom and bathroom.

This distinguished property is open to sympathetic development, subject to planning approval.

Outside

Access to North House is gained via a drive to the right of the property, leading to a private courtyard and garages. The gardens are situated to the rear and include a formal parterre with gravel and clipped box, complemented by weathered brick paths and a central water feature. The grounds offer expansive lawns and flower borders that slope gently toward a notable ancient yew tree and a raised paved dining area. A swimming pool (approx. 10 x 5 m) with a paved surround is located within the lower lawns. The perimeter is defined by mature borders and weathered brick walls, providing a secluded setting.



Location

Located 200 metres from the town square in historic Petworth, North House is ideally situated. The town is enhanced by the National Trust's Petworth Park estate and is a thriving community in the South Downs National Park, renowned for its arts, antiques, shops, and restaurants. Additional shopping is available in Pulborough, Haslemere, or Chichester.

Commuters can access the A3 at Milford or use Pulborough and Haslemere stations for trains to London. The region offers prestigious schooling, including Westbourne House and Christ's Hospital. Recreation is abundant, with sailing in Chichester, polo in Midhurst, racing at Goodwood and Fontwell Park, and golf at Petworth, Chiddingfold, and Cowdray Park. The area also features Cowdray's attractions and vast countryside for walking and riding.

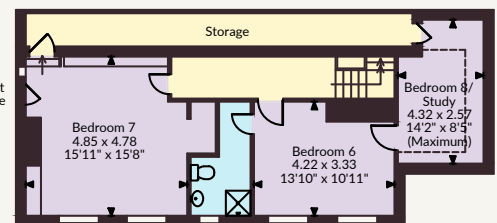
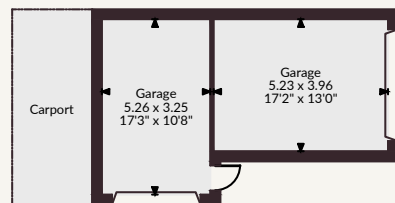
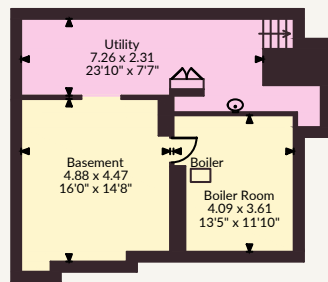
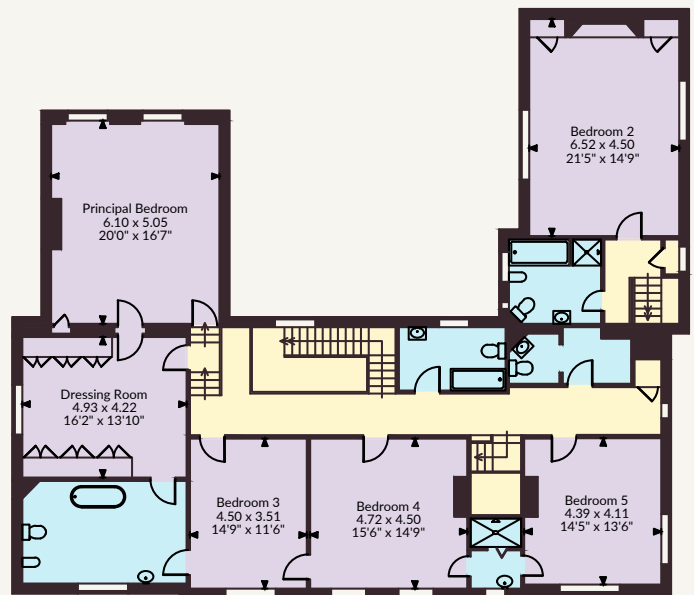
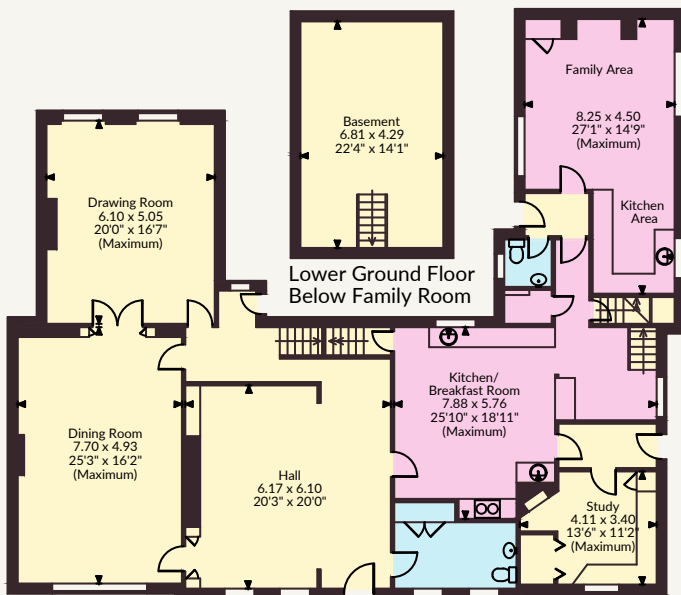
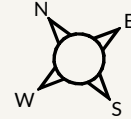
Postcode region: GU28

General

Local Authority: Chichester District Council
Services: Mains water, electricity, drainage and gas central heating.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



North House, North Street, Petworth
 Main House internal area 6,512 sq ft (606 sq m)
 Garages internal area 411 sq ft (38 sq m)
 Total internal area 6,923 sq ft (644 sq m)
 Quoted Area Excludes 'External Carport'



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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