



NUTBOURNE PLACE FARM HOUSE

Nutbourne, Pulborough, West Sussex





A BEAUTIFUL, PERIOD FARMHOUSE WITH DETACHED COTTAGE IN MATURE AND PRIVATE GROUNDS

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Vaulted Kitchen/Breakfast/Sitting room | Home office
Summer kitchen | Snug | Utility/wine room | Two Cloakrooms

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms en suite | Bedroom six/store room

The Cottage: Reception hallway | Living room | Sitting room/bedroom four | Kitchen/breakfast room
Cloakroom with shower Bedroom with en suite bathroom | Two further bedrooms | Family bathroom

Agricultural barn | Second barn with machinery store and chiller room | Four stables

Two bay car barn with loggia | Biomass boiler sheds

Double swimming pool | Tennis court | Orchard | Sun terraces | Formal lawns

Gardens and grounds: In all approaching 2.89 acres

Distances: The Rising Sun pub 300 metres, Pulborough 2 miles (London Victoria from 73 minutes)

Petworth 12 miles, Horsham 14 miles, Chichester 18 miles, London 52 miles

(All distances and times are approximate)

SITUATION

Nutbourne Place Farm House occupies a private, elevated position in the heart of the hamlet of Nutbourne in the heart of prime West Sussex.

This vibrant and popular hamlet is home to the renowned pub, The Rising Sun, and is located about two miles from the village of Pulborough, which caters for every day shopping needs. More comprehensive shopping can be found in Horsham, approximately 14 miles to the north east, or Chichester, approximately 18 miles to the south west. Pulborough station has services to London Victoria with regular services in just over an hour. The A24 and A29 provide access to the M25 and the national motorway network as well as the M23 to Gatwick and the south coast.

In the immediate area are a several primary schools, all with excellent reputations, as well as Windlesham House School which is both a pre-prep and prep school.

Also in the area is The Towers School for girls, Seaford College, Cranleigh School and Lancing College amongst others. Pre-school children and toddlers are also well catered for in the area.

There is also an excellent range of sporting facilities, including golf at West Sussex Golf Club and Cowdray Park, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. Locally are Parham House and Petworth House, which are both popular houses to visit and host events throughout the year.







THE PROPERTY

Nutbourne Place Farm House is a 5,600 sqft barn and house set in its own grounds with a 'double' swimming pool and tennis court and is within the much sought after village of Nutbourne. There is a separate cottage of about 2,000 sqft which is ideal for relatives or staff. It has been used successfully for Airbnb rentals for a number of years. The house is 300m from a classic and popular country pub The Rising Sun, and a few minutes from the established Nutbourne Vineyard which has tours, event dinners and tastings. Pulborough Railway station with direct services to London Victoria and London Bridge is within a short drive. Gatwick Airport is 30-40 minutes drive.

The principal house is a beautifully considered marriage of a modern country farmhouse with a beautiful old barn. The farmhouse was constructed in 1972 and is now joined via an entrance hallway to an historic yet unlisted timber-framed West Sussex barn, which is believed to have Cromwellian origins.







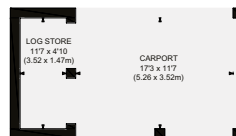
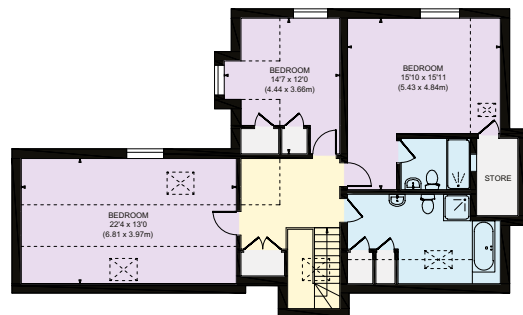
The real highlight of the property is the stunning open vaulted barn which forms the main living space to the property, with a substantial kitchen to one end and a large vaulted sitting room with wood-burner to the other. The barn also features a mezzanine level, which would handily serve as further sitting room, but is currently used by our clients as a home office. Fully refurbished by our clients, this vaulted space is a real feature of the property and can easily host a 14 foot Christmas tree!

The remainder of the more modern farmhouse benefits from generous reception space to the ground floor and five bedroom suites to the upper floors.

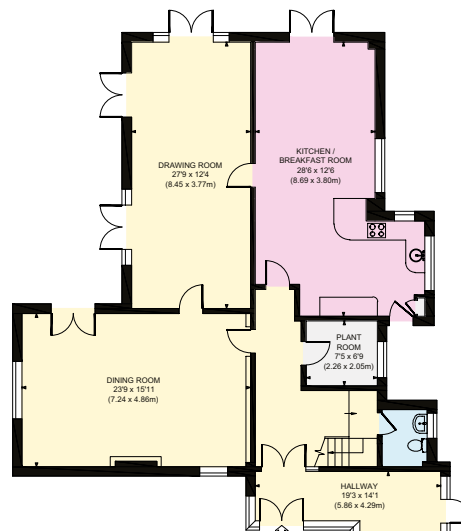
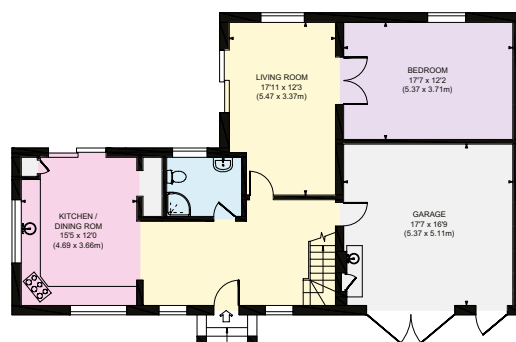


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

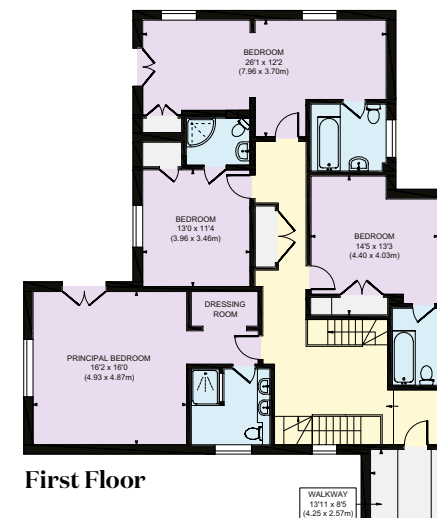
Cottage
First Floor



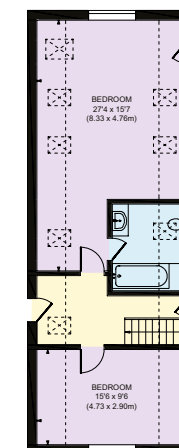
Cottage
Ground Floor



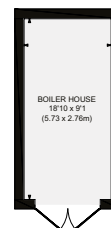
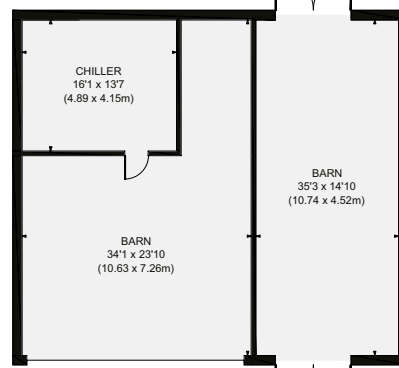
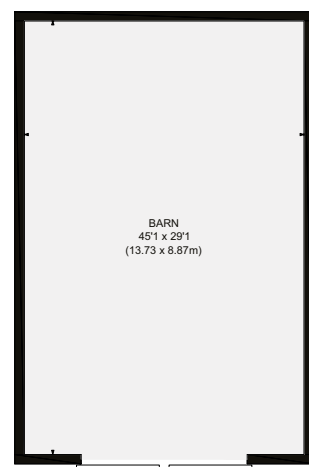
First Floor



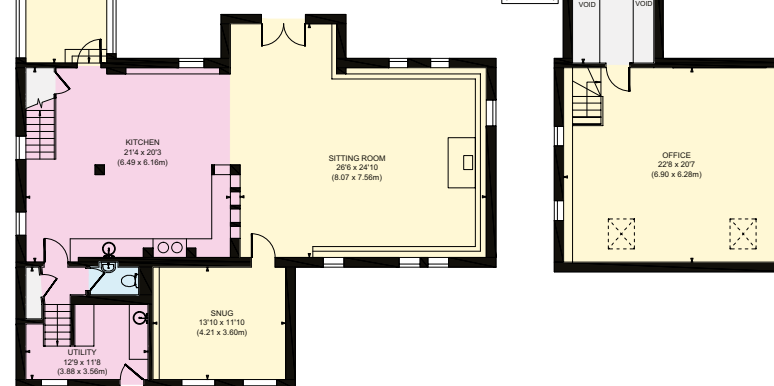
Second Floor



Outbuilding



Ground Floor



Approximate Gross Internal Area
 Main House 5,613 sq. ft / 521.52 sq. m
 Cottage 1,955 sq. ft / 181.64 sq. m
 Garage 295 sq. ft / 27.43 sq. m
 Outbuilding 2,902 sq. ft / 269.57 sq. m
 Total 10,765 sq. ft / 1000.16 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



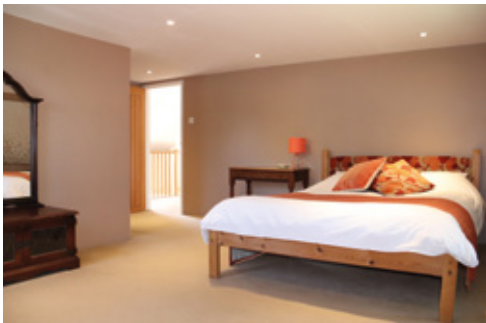
THE COTTAGE

A substantial property in its own right, the cottage benefits from three good sized bedrooms to the first floor together with generous reception space to the ground floor. The sitting room has bathroom adjoining, making for an excellent ground floor bedroom suite if required. The cottage also benefits from its own garden allowing it to be completely separate from the main property. An excellent space for visiting guests and family members, the cottage has been used by the current owners to generate additional income over the years through rental on Airbnb.

GARDENS AND GROUNDS

Nutbourne Place Farm House is entered via a five-bar gate leading to a parking area to the front of the house, opposite which is the car barn and biomass system. The remainder of the formal gardens around the house are mainly laid to lawn with established shrub borders, with the land rising to the swimming pools and tennis court.

Beyond the main house, the driveway continues to a yard, around which are the two agricultural barns and guest cottage.









PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity and drainage, together with a private biomass boiler system with oil-fired backup boiler. The AGA is fed from a private oil supply and the hob is fed from a private supply of bottled gas.

Directions (RH20 2HF)

What3Words: ///coining.novelists.cushy

Council Tax: Band H (main house) and B (cottage)

EPC: Band for the house – not on register (EPC Band C: The Cottage)

Viewings: All viewings are strictly by appointment with the sole selling agents.

Local Authority: Horsham District Council.

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