



Kithurst Farm House | Kithurst Farm Road | Storrington | RH20 4HT





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£1,300,000

A unique opportunity to acquire this wing of a period Farm House with optional adjoining 4.35 acres of paddock nestling at the foot of the South Downs National Park. The Farm House dates back reputedly to Tudor origins, having additions over time and retains much charm and character. Internal accommodation comprises: sitting room with cast iron wood burning stove, second reception room with log burner, farmhouse style kitchen/breakfast room, dining room, utility area and ground floor cloakroom. Upstairs there are four good sized bedrooms with a family bathroom with main bedroom having a second floor en-suite. Outside, there is a ample parking to the front with a large raised terrace to the rear leading to beautifully kept stone walled formal garden with steps leading down to a heated swimming pool, affording views across open fields and countryside beyond.

- Extensive Wing of Period Farm House
- Optional adjoining 4.35 acre paddock
- Extending to 2312 sqft
- Four Double Bedrooms
- Sitting Room with Wood Burner
- 2nd Reception with Log Burner
- Farmhouse Kitchen/Breakfast Room
- Dining Room
- Main Bedroom to 2nd Floor En-suite
- Family Bathroom
- Beautiful Stone Walled Gardens
- Large Raised Terrace
- Heated Swimming Pool
- Delightful Outlook over open countryside
- Ample Parking Area
- Set within the South Downs National Park





Entrance Part glazed front door to:

Entrance Hall Oak flooring, feature exposed beams, archway through to:

Inner Hallway Radiator, leading to original panelled front door.

Sitting Room 21' 6 maximum" x 14' 4 maximum" (6.55m x 4.37m) Feature fireplace with cast iron wood burning stove with slate hearth and carved mantel over, radiator, delightful outlook over gardens, oak flooring.

Second Reception Room 14' 5" x 12' 11" (4.39m x 3.94m) Dual aspect room with outlook over gardens, cast iron wood burning stove with brick hearth, exposed ceiling beam with built-in shelved storage cupboards.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, tiled flooring.

Kitchen/Breakfast Room 15' 6 maximum" x 15' 0 maximum" (4.72m x 4.57m) Feature exposed beams, inset Butler sink with swan neck

mixer tap, solid wood working surfaces with bespoke fitted drawer and cupboards under, tiled flooring, concealed spot lighting, wall-mounted eye-level cupboards with further drawers and cupboards under, casement door leading to terrace and gardens, step down to:

Utility Room Butler sink, space and plumbing for washing machine and tumble dryer.

Dining Room 18' 0 maximum" x 11' 0 maximum" (5.49m x 3.35m) Dual aspect room, step down from kitchen/breakfast room, stone flooring, folding French doors leading to terrace and gardens, concealed spot lighting.

Stairs to:

Main Landing Area

Inner Hallway Exposed beams.

Bedroom Two 13' 10" x 10' 8" (4.22m x 3.25m) Radiator, built-in storage cupboard.

Bedroom Three 14' 0 maximum" x 7' 9 maximum" (4.27m x 2.36m) Radiator, feature exposed beaming.

Bedroom Four 13' 6" x 6' 7" (4.11m x 2.01m) Radiator, exposed beams.

Family Bathroom Inset bath, low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail, concealed spot lighting, fully enclosed shower unit with fitted independent shower, tiled flooring.

Steps up to:

Master Bedroom 15' 1 maximum" x 14' 8 maximum" (4.6m x 4.47m) Dual aspect with stunning views across open fields, understairs storage cupboard, radiator, steps up to:

Bathroom Victorian claw leg bath with fitted shower attachment, pedestal wash hand basin, low level flush w.c., exposed ceiling beams, concealed spot lighting, extractor fan.

Outside

Front Garden Delightful cottage style gardens enclosed by stone walling, lawned area and attractive flower and shrub borders, electric charging point, side access gate with covered pergola housing oil tank and adjoining timber storage shed, leading to:

Gardens Large raised stone terraced area with country cottage meadow garden with views out towards open countryside, steps down to formal lawned area enclosed by stone walling and mature shrubbery with further impressive stone steps down to further lawned area adjoining open countryside, screened by mature trees and shrubs and fence panelling, heated swimming pool and terrace with uplighting enclosed by original stone walling and Rose garden, outside water tap, steps down to:

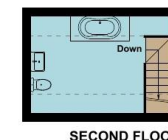
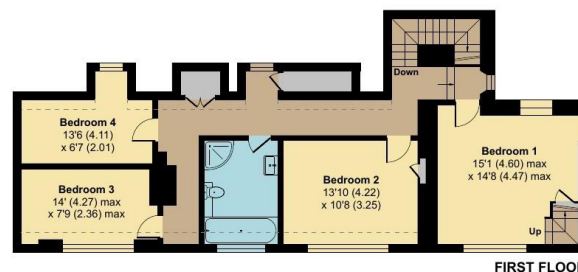
Outhouse Housing filtration and heating system.

EPC Rating: Band F.



Kithurst Farm Road, Storrington, Pulborough, RH20

Approximate Area = 2192 sq ft / 203.6 sq m
 Limited Use Area(s) = 178 sq ft / 16.5 sq m
 Total = 2370 sq ft / 220.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Fowlers Estate Agents. REF: 878514



"We'll make you feel at home..."



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