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# Bridge House and Courtyard

Donnington, Chichester, West Sussex



Approved planning consent to form 3 residential dwellings

Situated equidistant to Chichester Harbour and City, backing on to the Canal, a rare opportunity to acquire an exceptional Grade II listed 17th century farmhouse, meticulously renovated throughout, with the benefit of further substantial farm buildings with approved planning consent to form a pair of semi detached houses, a further period barn conversion unit and an annexe. In all set in 2.7 acres.



Bridge House and Courtyard forms a collection of both historic and more recently constructed farm buildings. The main dwelling farmhouse, situated towards the front of the site, is accessed via its own independent driveway, where the farm buildings towards the rear share their own access to the side of the site. The properties sit within well maintained grounds of 2.7 acres, backing onto the Chichester Canal, and includes a tennis court.

Bridge House is a substantial Grade II listed family home arranged over three floors. Following a comprehensive program of renovation throughout and extension, the layout of this superb home provides well proportioned and versatile accommodation blending historic charm and modern fixtures and fittings. A particular feature is the superb kitchen/dining room with exposed timber ceiling beam, terracotta tiling with underfloor heating, south-facing bi-fold doors, central island with granite worksurfaces and ceramic Butlers' sink with 'Quooker' sparkling and boiling water tap. Oak flooring features throughout the property along with Chesney wood burning stoves. Upstairs are five bedrooms (two en suite and one en suite dressing room) and a superb family bathroom.

The property is approached via automatic double gates on brick piers leading to an extensive gravelled car parking area. Brick and flint garden wall and gateway lead to a charming courtyard garden area with brick steps down to BBQ area with Yorkstone paved terracing and U shaped oak benches. Beyond is an enclosed kitchen garden with raised beds and mature fruit trees. The main garden lies to the rear of the house with a brick and Yorkstone paved terrace bounded by raised flower beds and shrubberies. Private lawned area sheltered by mature shrubs and specimen trees. Beyond which is a further large lawned area being bounded to the north by Chichester Canal and towpath.



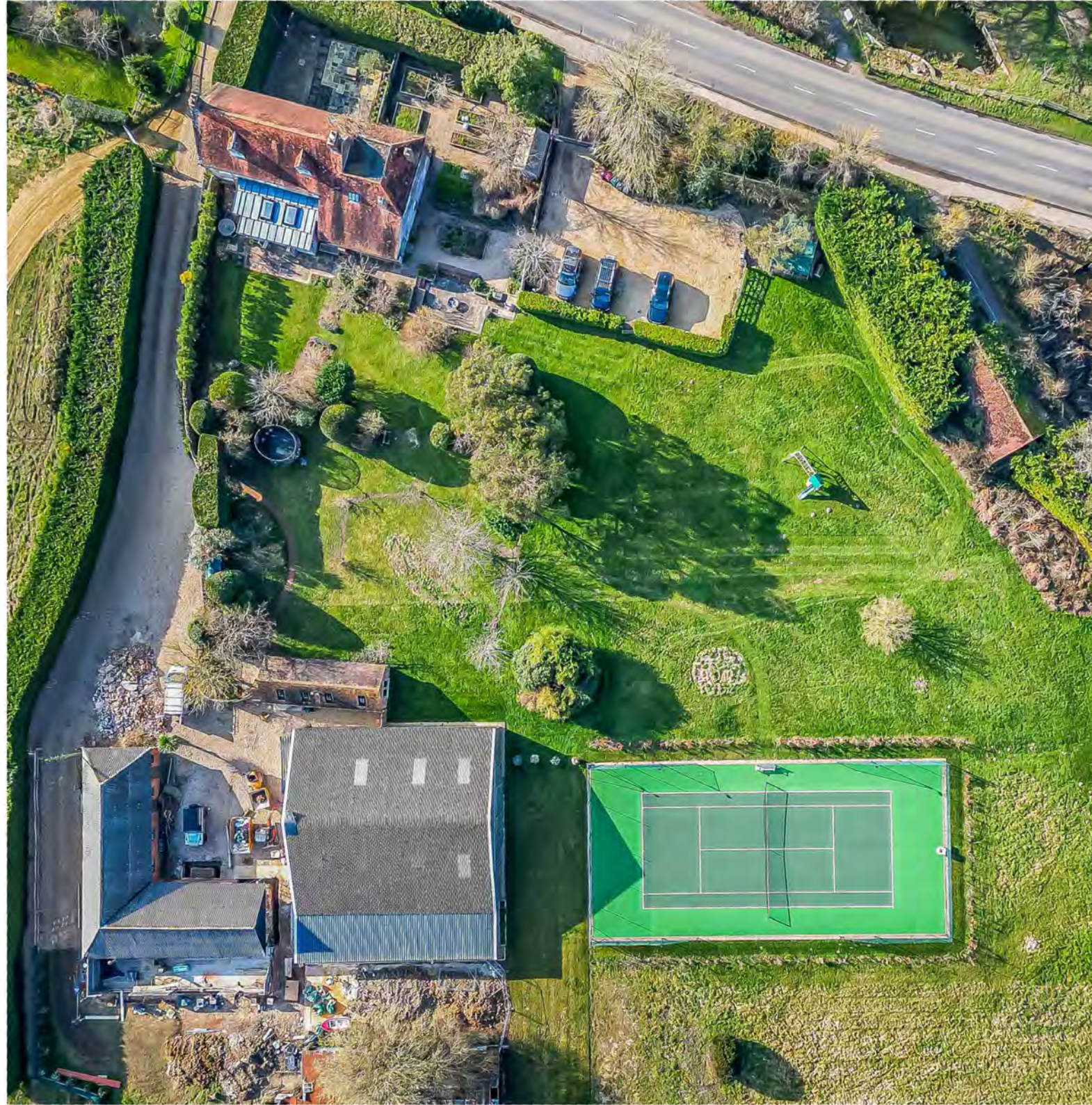
Separated from the main farmhouse, Bridge Courtyard presents a superb opportunity to form a collection of three residential dwellings.

The main barn unit provides approved planning consent to convert and form a pair of substantial semi detached houses with gardens to the rear. Current plans allow for open plan living on the ground floor with a utility room and a cloakroom. Two double bedrooms would further feature on the ground floor with the main bedroom upstairs along with a family bathroom. Ample parking is provided.

To the south side of the site there is a substantial and detached period barn unit. Currently being extended off the eastern elevation this superb dwelling could form approximately 2,400 sq ft of accommodation which includes four double bedrooms (four en suite and one en suite dressing room), superb open plan living space with east-facing bi-fold doors, utility room, cloakroom and a store room. The garden would be to the rear, extending east.

West of the larger barn unit there is a further detached annexe, recently renovated, which includes an open plan sitting room/kitchenette, shower room and a double bedroom beyond. In our opinion, this useful addition provides an opportunity to form a variety of uses.

The main grounds to Bridge Courtyard extend to the North which includes expansive areas laid to lawn and a recently constructed tennis court.



## Location

Bridge House and Courtyard lies within a semi-rural location backing on to the Chichester Canal on the southern edge of the village of Donnington, just 2.5 miles south of Chichester. Linking the city to Chichester Harbour via a towpath, nearby views can be found within the works of acclaimed 19th century artist JMW Turner. Chichester Marina and Birdham Pool are just a short drive away and nearby shopping facilities can be found in Birdham, East Wittering and Stockbridge, located on the southern side of the city.

### CHICHESTER

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include the Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport), and Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

### SPORTS & COUNTRY PURSUITS

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood, and bathing off the beaches at the Witterings. Chichester Harbour has a multitude of moorings (subject to availability) and there are nearby berthing and lifting facilities in both Birdham Pool and Chichester Marina. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

### DISTANCES & TRANSPORT

Chichester Marina: 1.7 miles

Birdham Marina: 3 miles

West Wittering Beach: 6.3 miles

City Centre: 2.5 miles

Goodwood: 4.5 miles

Southampton Airport: 33 miles

Gatwick Airport: 49 miles

Central London: 82 miles (via Hindhead)

A27/A3 Junction: 12 miles

All distances are approximate.

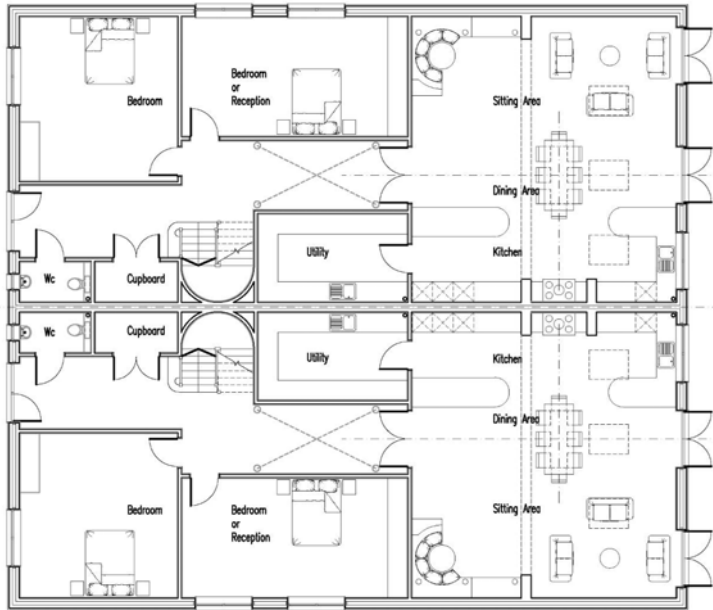


THE CHICHESTER CANAL



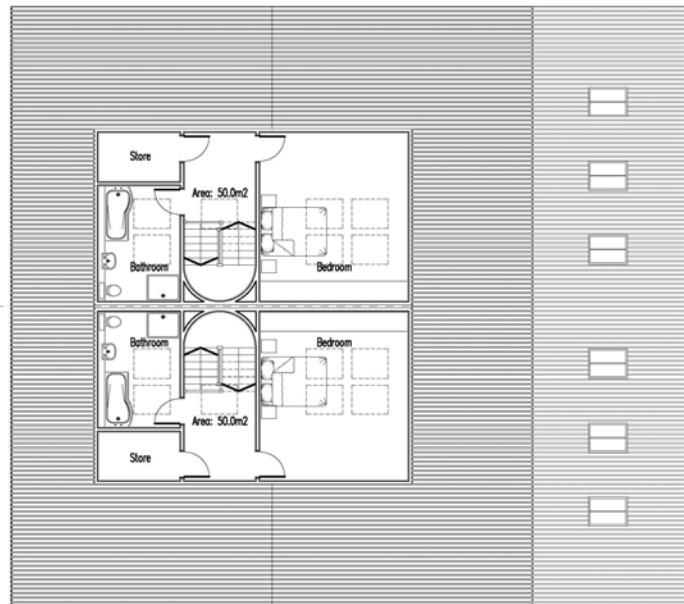
BIRDHAM POOL MARINA

# Proposed Floorplan for pair of semi detached houses



Ground Floor Plan

SCALE  
1 METRE 5 METRE



First Floor Plan

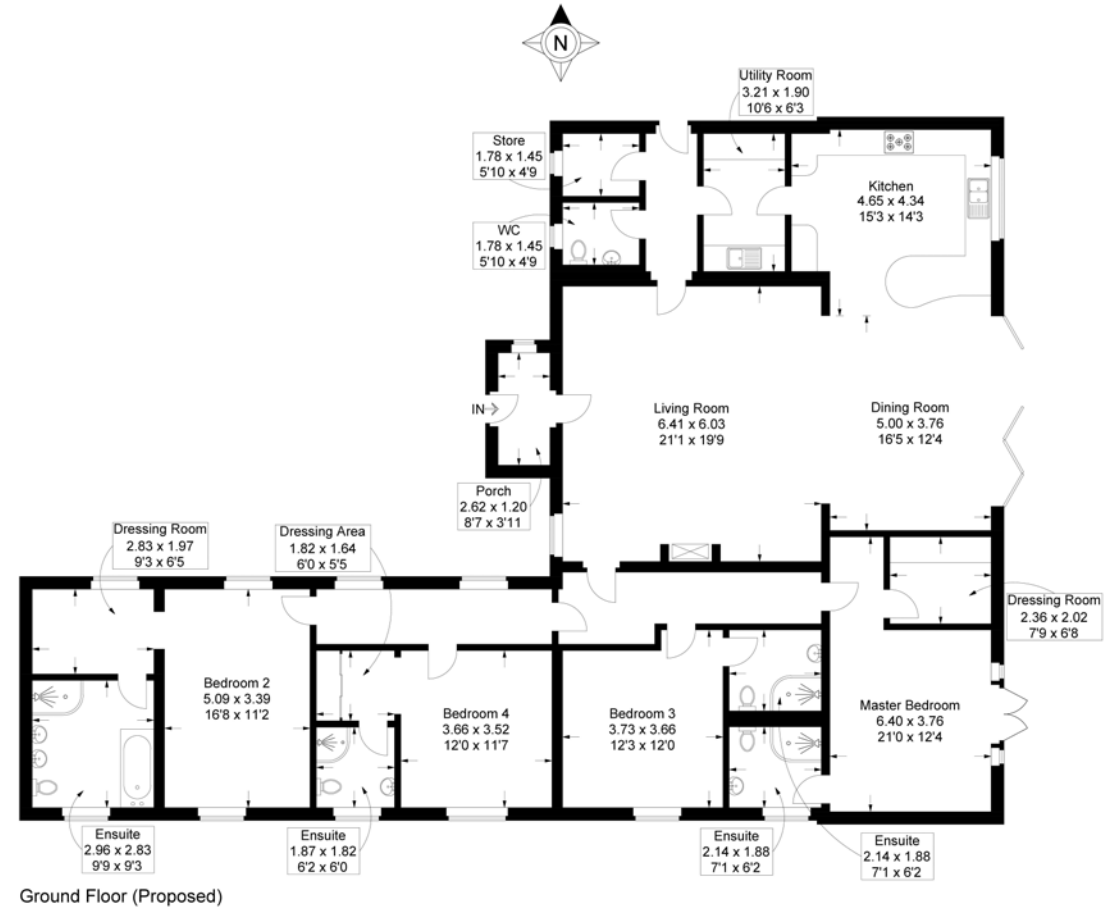
SCALE  
1 METRE 5 METRE

Not to Scale

# Proposed Floorplan for detached period barn unit

## The Courtyard, Selsey Road, Donnington

Approximate Gross Internal Area = 225.6 sq m / 2428 sq ft



Ground Floor (Proposed)

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.

## Planning

Chichester Planning Ref. number:22/00952/FUL

All buyers must rely on their own inquiries for all planning matters

# Existing Floorplan (Outbuildings)

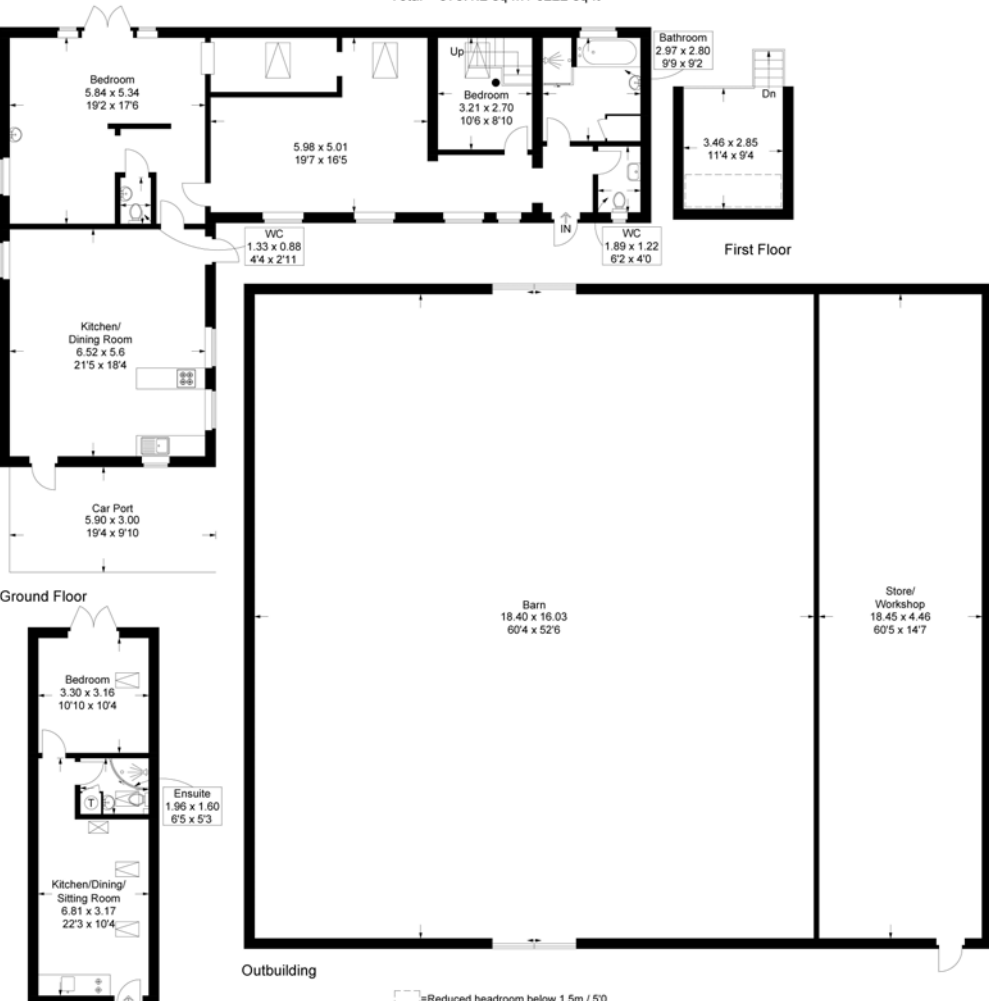
Bridge House floorplan available upon request

## The Courtyard, Selsey Road, Donnington

Approximate Gross Internal Area = 192.7 sq m / 2074 sq ft

Outbuilding = 385.4 sq m / 4148 sq ft

Total = 578.1.2 sq m / 6222 sq ft



Outbuilding

= Reduced headroom below 1.5m / 5'0"

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# Siteplan



Approximate gros. area:  
2.7 Acres (1.1 Hectares)

Bridge Courtyard approximate area:  
2 Acres (0.8 Hectares)

Bridge House approximate area:  
0.7 Acres (0.3 Hectares)

nb Red lines show approximate boundaries

- KEY:
- 1./ Main farmhouse
  - 2./ Larger barn unit with approved planning for a pair of semi detached houses
  - 3./ Period barn unit
  - 4./ Annexe



## General Information

**FREEHOLD**

**Guide Price:** £3,750,000 stc

**EPC Rating:**  
Main House Exempt (Grade II),  
E (Bridge Courtyard)

**Postcode:** PO20 7PP

**Services:**  
Oil fired central heating, Private Drainage

**Council Tax Banding:**  
G (Main House) and C (Bridge Courtyard)

**Chichester District Council:** 01243 785166  
**West Sussex County Council:** 01243 777100



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## Viewing

Strictly by appointment with the joint sales agents

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