





The Old Priory, 80 North Bersted Street

Character Grade 11 Listed Farmhouse set in generous gardens. Annexe accommodation and ample parking.

 4  5  4  N/A

- ▶ Charming Grade 11 Listed Farmhouse
- ▶ Restored Character Features
- ▶ Three Bedroom, Three Bathroom Annexe
- ▶ Five Bedrooms
- ▶ Double Garage
- ▶ Located in the Hamlet of Bersted
- ▶ AA 4 Star B&B
- ▶ Four Reception Rooms
- ▶ Four Bathrooms
- ▶ Walled Gardens with Swimming Pool

The Old Priory is an absolutely charming Grade II Listed Farmhouse which has been running as a successful B&B for over 30 years by the current owners who are proud of their AA 4 stars listing and excellent repeat customer base. However, one could use the property as a generous family home with annexe accommodation in the barn and potential for further annexe accommodation in the double garage which already has utilities available. Set in delightful walled grounds with a formal lawn, charming courtyard, swimming pool, with summer house, hot tub and gazebo. The gravel drive provides ample parking.

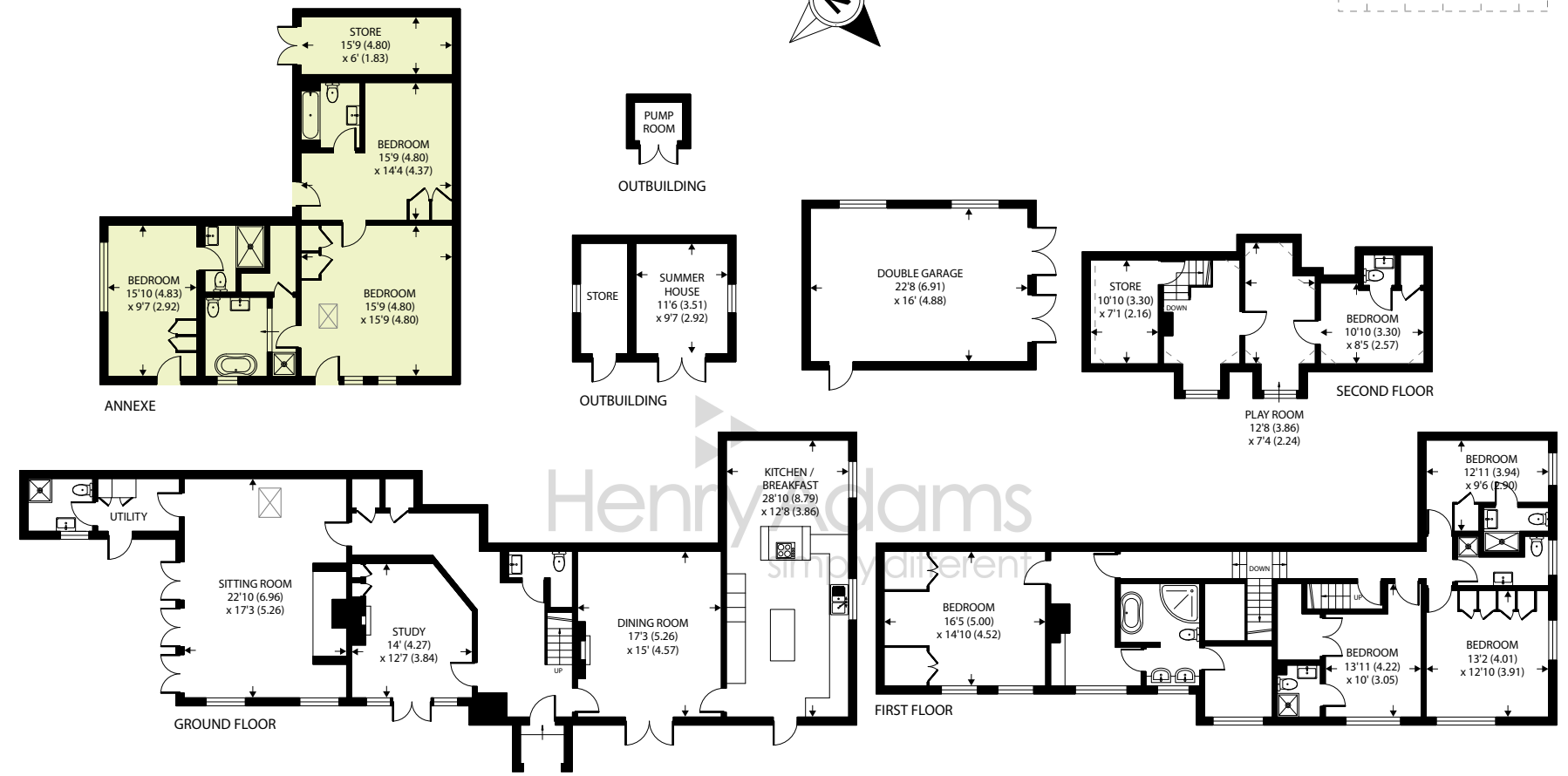
The main farmhouse accommodation has many character features one would expect from a property of this era including high beamed ceilings, sash windows, French doors and feature fireplaces. The dual aspect sitting room has an Inglenook fireplace with a Sussex Beehive chimney stack and French doors opening onto a walled courtyard garden and leading to the utility and pool shower room. The formal dining room leads to the kitchen which is fitted with a range of bespoke pine units, Range style hob, eye-level ovens and breakfast area. There is also a cosy snug/study with fireplace, French doors and oak panelling. On the first floor, the principal bedroom has a dressing area and luxury en-suite bathroom, there are three further bedrooms, one with an en-suite, one with a WC and basin and shower room. The second floor has three interconnecting rooms and a WC. The Barn is currently three double bedrooms all with en-suites.







Denotes restricted head height



Approximate Area = 3183 sq ft / 295.7 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Garage = 363 sq ft / 33.7 sq m
 Annex & Outbuildings = 1002 sq ft / 93 sq m
 Total = 4635 sq ft / 430.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Records show there has been a priory on this site since the registration of the Domesday book dating back to 1085. The priory was then re-constructed in the 1600's from the burnt out remains, there are still ruins from the old building in and around the walled garden where the swimming pool is now situated.

The peaceful hamlet of North Bersted is a cul-de-sac with charming thatched cottages and woodland coppice and sits betwix of the cathedral city of Chichester and the sea side town of Bognor Regis both with excellent rail links to London Victoria and the South Coast and there are nearby leisure activities including the renowned Goodwood Estate.

Directions

From the double mini-roundabout on the B2259, turn onto North Bersted Street, straight over the next mini-roundabout and The Old Priory will be found on the right hand side. 12/09/24



