



LUTMANS FARM



A PERIOD 5 BEDROOMED FARMHOUSE
WITH A 3 BEDROOM BARN, IN A VERY
PRIVATE SETTING, SURROUNDED BY
5.53 ACRES (2.24HA) OF GARDENS
AND PADDOCKS WITH A POND AND
A STREAM, PLUS AN INDETERMINATE
HALF SHARE OF APPROX. 22 ACRES OF
ADJACENT MANAGED WOODLAND.

LUTMANS FARM

BRICK KILN COMMON
WISBOROUGH GREEN
WEST SUSSEX

London 58 miles • Petworth 4 miles • Wisborough Green 4 miles
Haslemere 12 miles • Billingshurst 8 miles • Guildford 21 miles

By Rail: Haslemere to London Waterloo from 49 minutes
Billingshurst to London Victoria fast train 65 minutes



Jackson-Stops & Staff
Market Square, Midhurst
West Sussex GU29 9NJ
Telephone 01730 812357
midhurst@jackson-stops.co.uk

Country House Department
Curzon Street
London
W1J 5HU

www.jackson-stops.co.uk

Features

The Main House

Hall • Drawing room • Sitting room • Kitchen/dining room
Conservatory • Cloakroom • Utility Room
Master bedroom suite • Guest bedroom suite
Family bathroom • 3 further bedrooms
Attached barn currently used as 2 store rooms

The Millennium Barn

Kitchen/Sitting room with vaulted ceiling • Cloakroom
Master bedroom with shower room en suite
2 further bedrooms • Main bathroom • Utility room
3 bay open timber cart lodge

Outbuildings

Stable block with 2 stables and a tack room
(currently used as an office) • Large barn/workshop
Single stable • Store

Outside

Tennis court • Vegetable garden • 2 ponds • Stream
2 paddocks • Arboretum • Landscaped gardens with lawns
shrubs and specimen trees • Direct access to Common Land

In all about 5.54 acres (2.24 hectares)





The Property

It is the sum of the parts which make Lutmans Farm so special as well as its secluded and peaceful setting. Lutmans Farm dates from the 16th Century and oozes charm. The brick and timber framed house has a wealth of period features including large open fireplaces in the kitchen/dining room, drawing room and sitting room, which also have a mixture of red tiled and parquet flooring. There are beams to the ceilings in many rooms, but the ceiling heights are very good. Lutmans Farm has three reception rooms including a large conservatory, with double doors opening to the south west facing completely secluded formal garden, ideal for evening entertaining and which gives an extra dimension to the lovely farmhouse kitchen. On the first floor there are five bedrooms (two en suite) and a family bathroom, each room having an individual character.

To the front of the farmhouse as you approach down the drive is an attached barn with huge development potential (subject to consents) currently used as two large store rooms, which could be integrated into the main house to provide a generous entrance hall and possibly enlarge the kitchen.

The Millennium Barn was built by the current owners in 2000 to a very high specification and converted in 2014 to ancillary accommodation. There is an attractive vaulted sitting room with a wood burning stove and a fully fitted kitchen to one end. There are 3 bedrooms (one en suite) and a further bathroom, cloakroom and utility room, plus a three bay open timber cart lodge, all providing completely independent accommodation which would adapt very well into domestic offices, staff/guest wing or as a holiday let, subject to consent.

The house has been featured over the years in several Interior magazines.





Millennium Barn



Millennium Barn

Outbuildings

The stable block has two stables and a tack room, and is currently used as offices, although the original cobbled flooring and corner mangers are still in situ. There are electric night storage heaters, lighting and telephone lines.

There is a large barn/workshop with a concrete floor, lighting, and 3 night storage heaters, ideal for dry storage. Two further single stables.

Gardens and Grounds

The gardens have been created by the current owners who planted a wide variety of specimen trees and shrubs including an Arboretum in one of the paddocks. The gardens now offer areas of peace and tranquillity and woodland walks amongst the flowers and shrubs. There are two ponds and a small stream. To the north west there is a hard tennis court and a vegetable garden. There are two paddocks either side of the property both with access from the lane. Adjacent to the property is an area of woodland, managed by the Sussex Wildlife Trust. In total approx. 22.45 acres (9.08 ha). A half share of the freehold is included in the sale of Lutmans Farm.



Millennium Barn



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2998 SQ FT 278.5 SQ METRES (EXCLUDES STORE ROOMS)

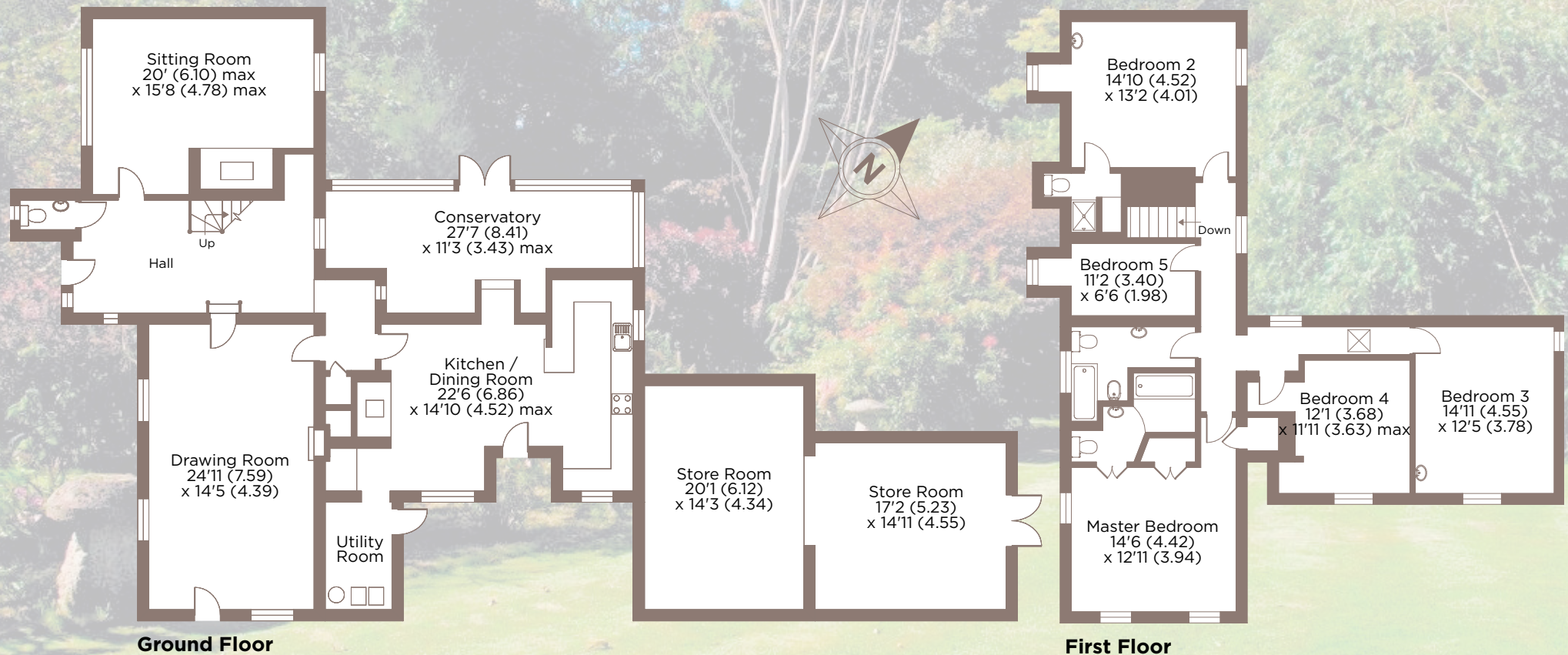
STORE ROOMS APPROX. GROSS INTERNAL FLOOR AREA 561 SQ FT 52.1 SQ METRES

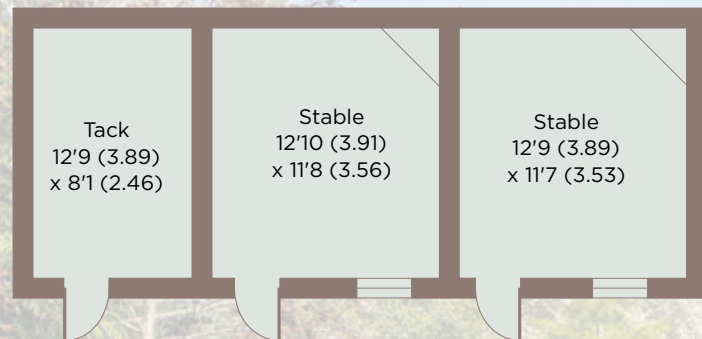
THE MILLENNIUM BARN APPROX. GROSS INTERNAL FLOOR AREA 993 SQ FT 92.2 SQ METRES

STABLES APPROX. GROSS INTERNAL FLOOR AREA 430 SQ FT 39.9 SQ METRES

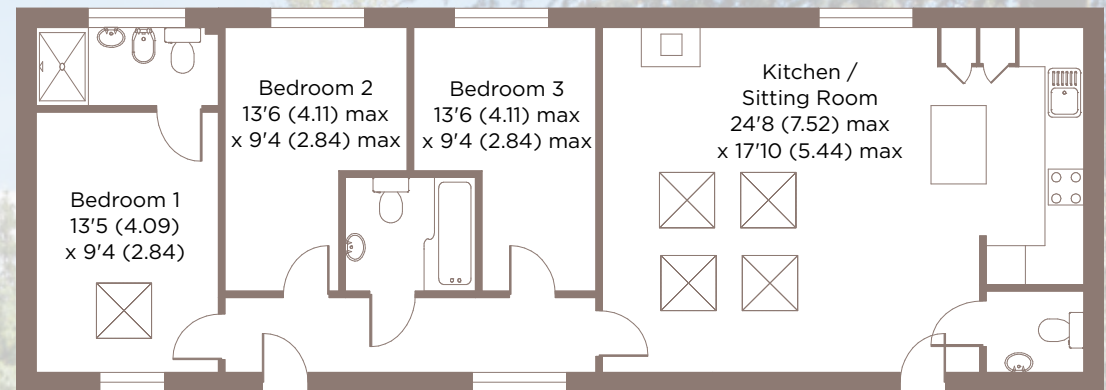
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 1494 SQ FT 138.8 SQ METRES

OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 1506 SQ FT 139.9 SQ METRES (INCLUDES SHED, STORES & GARAGE)





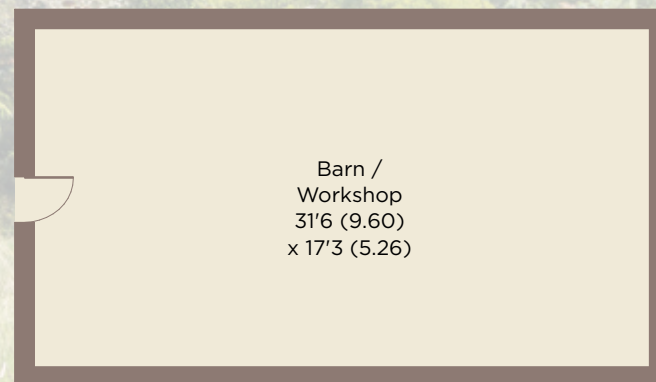
Stable Block



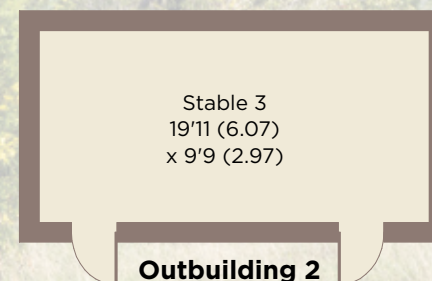
The Millenium Barn



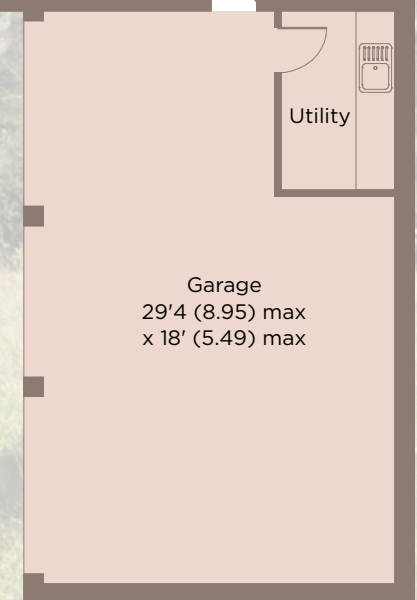
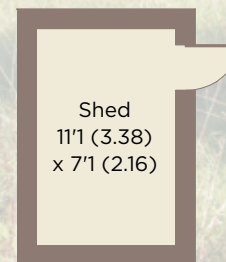
Outbuilding 3



Outbuilding 1



Outbuilding 2



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

The Location

The property is set back off the quiet lane and down a private drive through broadleaf wooded Common Land. It is tucked away and is totally private. Approached through electrically operated gates which open to the sweeping gravelled drive with ample parking and turning spaces. The house itself is hidden behind a stone wall which bounds a secluded terrace. On the southern side of the drawing room is a fabulous wisteria clad pergola from where one can take advantage of the peace and seclusion that the gardens offer.

Lutmans Farm is on the edge of the hamlet of Brick Kiln Common, a rural location within the South Downs National Park and 4 miles south west of the charming village of Wisborough Green which boasts a shop/post office, tea room, church, public house, pond and an iconic village green. Petworth town is 4 miles west and offers a good range of bespoke boutiques and shops. London is approximately 60 miles away and both Gatwick and Heathrow airports are within an hours drive. Road access to London is via the A3 and there is a good train service from Haslemere and Billingshurst to London Waterloo and Victoria. Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. Petworth and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester harbour and along the South Coast.

Property Information

Services: We have been advised by our clients that the property has metered mains water, electricity and private drainage. The central heating is a combination of LPG and multifuel wood burning stove.

Fixtures and Fittings and Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation.

Local Authority: Chichester District Council

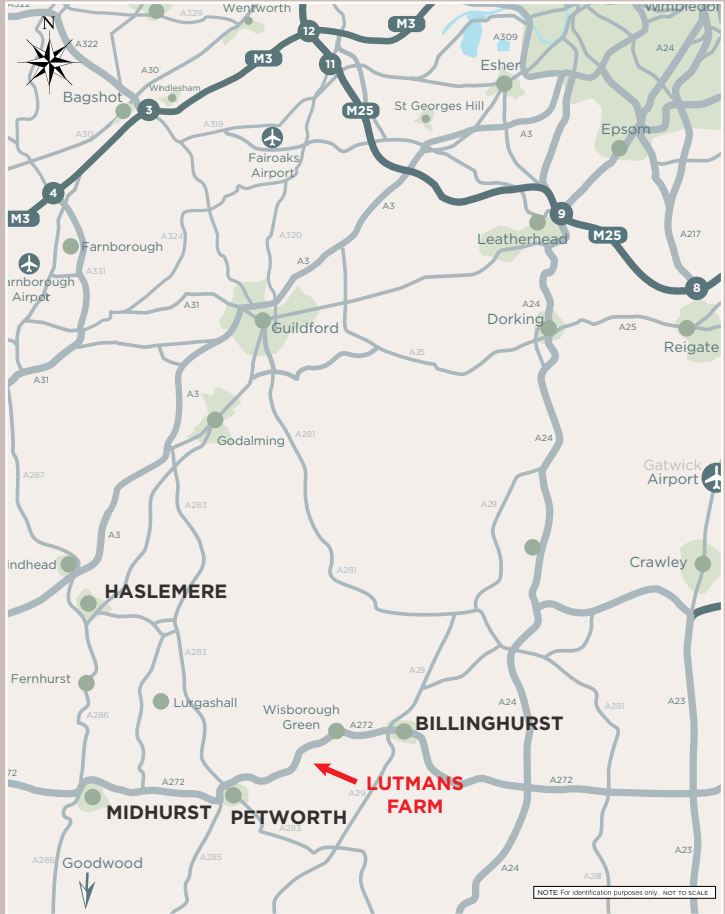
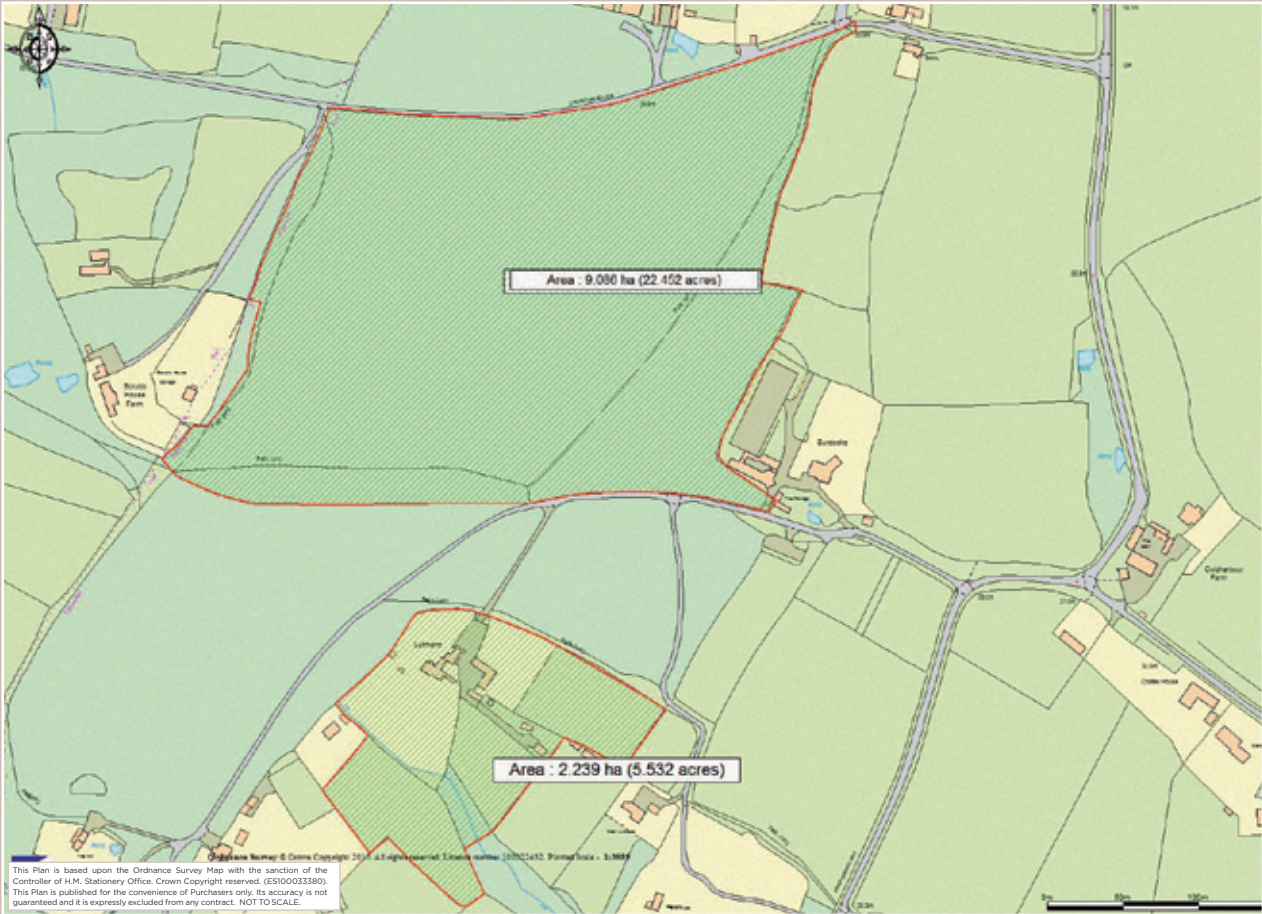
Tenure: Freehold

Tax Band: E

Photographs: Taken September 2014/June 2015

Viewings: All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst Tel 01730 812357. If there is any point of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Directions (Post Code: RH14 OHZ)

From London take the A3 south. Pass Guildford and take the Milford exit. Follow the A283 through Chiddingfold to Petworth. At the mini roundabout turn left on to the A272 towards Wisborough Green. After approximately 3 miles turn right at the crossroads signed Crimbourne and Hawkhurst Court. Follow the road to the T junction and turn right signed Coldharbour and Bedham. Continue for 1.5 miles and then just past Coldharbour Farm on the sharp bend, turn right to Brick Kiln Common. Pass Burdocks on the right and the entrance to Lutmans Farm is the second drive on the left hand side.

Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

