

# Hérons Farm, Kirdford, West Sussex

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# A Grade II listed farmhouse with a guest cottage and party barn, set in over 15 acres of **prime West Sussex countryside.**

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## Summary of accommodation

Vaulted entrance/dining hallway | Drawing room | Dining room | Sitting room | Study | Conservatory | Kitchen/breakfast room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Three further bedrooms with en suite bathrooms | Two further bedrooms  
Two family bathrooms

**Guest Cottage:** Sitting room/kitchen | Bedroom | Bathroom

**Party Barn:** Vaulted barn atrium | Kitchen | Two cloakrooms

Swimming pool | Detached double garage | Garden store | Greenhouse

Gardens and grounds

**In all approximately 15.7 acres**

**Lot 2:** Please note a further lot of about 33.8 acres of woodland, pasture and ponds may be available by separate negotiation.

## Distances

Kirdford 200 yards, Plaistow 2 miles, Billingshurst 7 miles (London Victoria 70 minutes), Petworth 5 miles

Haslemere 9 miles (London Waterloo 56 minutes) Witley 11 miles (London Waterloo 55 minutes), Guildford 17 miles

Chichester 20 miles, London 51 miles

(All distances and times are approximate)



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## Situation

Hérons Farm occupies a prime, rural position on the edge of Kirdford village and is surrounded by stunning West Sussex countryside. Kirdford is a quintessential West Sussex village, located to the west of Wisborough Green and south of Plaistow. The village is within easy reach of the town of Billingshurst, which has frequent rail links to London Victoria. Also nearby are the village of Witley and the town of Haslemere, both of which offer mainline services to London Waterloo. Kirdford has an excellent village shop, as well as two pubs; The Foresters and The Half Moon.

More comprehensive shopping facilities are available in the nearby towns of Petworth and Pulborough, while a wider range of facilities is available in the cathedral city of Chichester and the county town of Guildford, accessed easily via the A285 and the A283/A3.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray and sailing off the south coast of Chichester, with golf at the well-known West Sussex course at Pulborough as well as Goodwood and Cowdray.

One of the special elements of this stunning rural location is the wonderful array of footpaths and bridleways that the immediate countryside has to offer, some of which can be access directly from the property.









## The property

Herons Farm is a characterful Grade II listed farmhouse on the edge of one of the most sought-after villages in West Sussex. The farmhouse benefits from many period features, including original timber beams, large inglenook fireplaces and original wooden doors; the current owners have carefully refurbished the house during their ownership, creating a stylish and contemporary family house, with surprisingly grand proportions for a house of this age.

The entrance hall opens into a full height central hall from which the reception rooms are accessed. The kitchen, dining room and conservatory to the end of the hall offer views over the private pond and private gardens to the side.

The upstairs accommodation is laid-out over two floors, with each bedroom leading off the circular full height landing. There are six double bedrooms in total, four with en suite bathrooms, and two with their own dedicated bathrooms, unusual for a property of this age. The notable principal suite benefits from a double aspect, a dressing room and a full en suite bathroom.







**Approximate Gross Internal Floor Area**

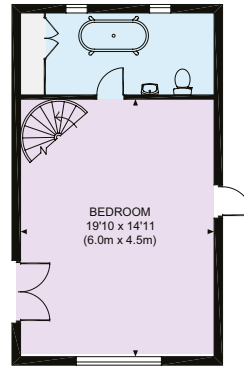
4513 sq ft / 419.3 sq m

Outbuildings: 2721 sq ft / 252.8 sq m

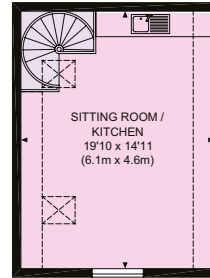
Total: 7234 sq ft / 672.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

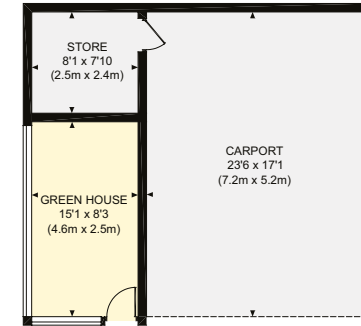
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



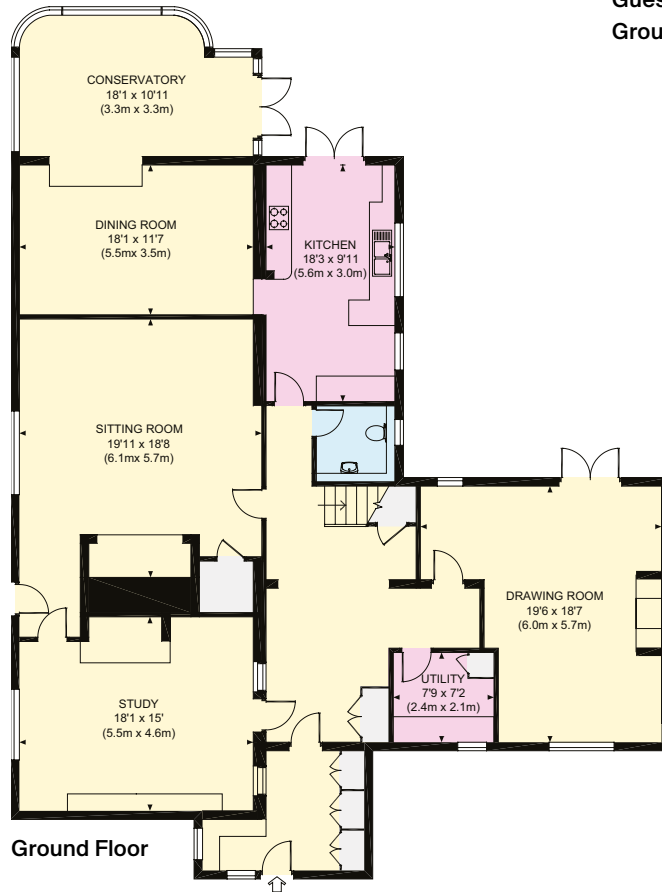
**Guest Cottage  
Ground Floor**



**Guest Cottage  
First Floor**



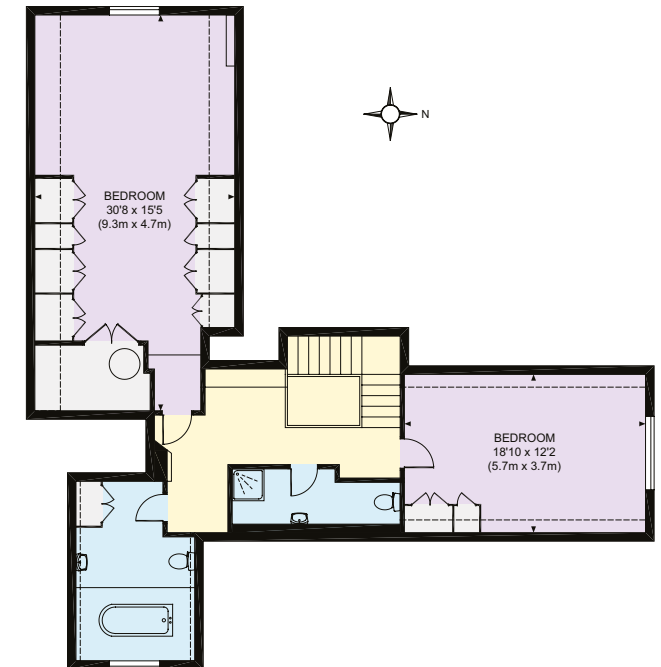
**Outbuilding**



**Ground Floor**



**First Floor**



**Second Floor**





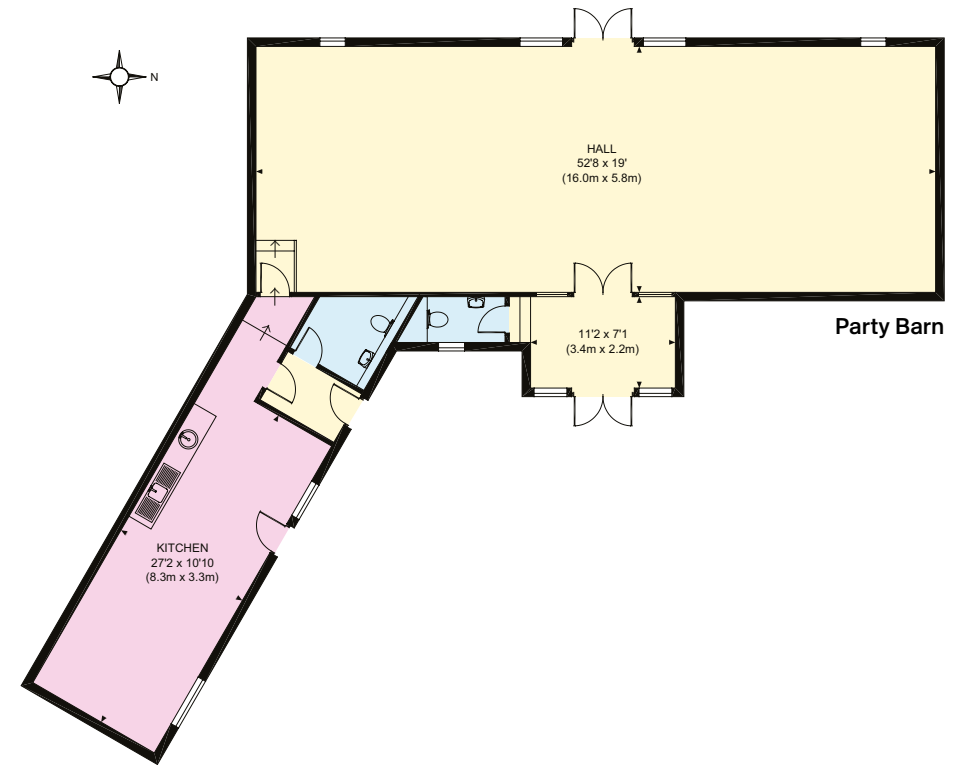
## Guest Cottage

'Gingerbread Cottage', which has its own private terrace, sits adjacent to the heated outdoor swimming pool and provides excellent guest or staff accommodation.



## Party Barn

The outstanding party barn is over 1,500 sqft in space and has been beautifully restored to provide an excellent space for entertaining and dining on a grand scale. There is under-floor heating, two cloak rooms, a commercially equipped kitchen and large double doors to the garden on each side.





## Gardens and grounds

Outside, the property is accessed via a gravel driveway leading to the courtyard by the side of the main house, around which are the garage and guest cottage. Mature gardens and grounds surround the house and provide excellent views over the surrounding countryside.

The house is set in private grounds of about 15.7 acres, while a further 33.8 of woodland, ponds and pasture may be available by separate negotiation.

## Services

We are advised by our clients that the property has mains water and electricity, private drainage and Calor gas central heating.

## Directions (RH14 0ND)

**What3words:** money.hawks.unless – takes you to the entrance gate







# Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

# Property information

**Tenure:** Freehold

**Local Authority:** Chichester District Council

**Council Tax:** Band G

**EPC Rating:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated July 2023. Photographs and videos dated July 2023.

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