

# Wheelwrights House, Hill Grove, West Sussex

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This Grade II listed 17th century farmhouse is positioned in one of the **most sought-after areas in prime West Sussex**, with beautiful and far-reaching views over its own land and beyond.

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### Summary of accommodation

#### Wheelwrights House

Entrance/dining hall | Sitting room with study area | Conservatory  
Kitchen/breakfast room | Utility room | Two cloakrooms | Walk-in larder

Main bedroom with ensuite bathroom | Two further double bedrooms  
Single bedroom | Family bathroom

#### Wheelwrights Barn

Large open plan reception room with vaulted ceiling, fitted kitchen and bar | Two double bedrooms | Shower room | Separate WC

Studio/office

#### Outbuildings

High quality equestrian facilities including a stable yard with five loose boxes, foaling box, wash box, tack room, WC and two open bay garages  
Pole barn | Manège measuring 40m x 25m

Land Gardens and grounds, paddocks

Lot 1: Approximately 10.04 acres

Lot 2: Approximately 37.27 acres (available via separate negotiation)

### Distances

Lurgashall 1.3 miles, Haslemere 6.3 miles (50 minutes London Waterloo), Petworth 5.9 miles, Guildford 16.5 miles, Heathrow 38.1 miles, London 48.3 miles  
(All distances and times are approximate)



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## Wheelwrights House

Wheelwrights House is a distinctive country property in a charming, rural location in West Sussex, north of the historic town of Petworth and moments away from Lurgashall. The property includes Wheelwrights House, a Grade II listed four bedroom farmhouse, a Grade II listed two bedroom, converted barn and extensive equestrian facilities with land extending to approximately 10.04 acres and a further 37.27 acres available via separate negotiation.

The main house offers much scope for improvement, which could be an extension to the kitchen/breakfast room, principal bedroom suite or upgrading the conservatory (all subject to the usual planning consents).







## Wheelwrights Barn

Wheelwrights Barn lies adjacent to the main house and is an attractive timber framed Sussex barn, which is believed to date from the 1480s and which has recently been substantially refurbished to a very high standard, into a stunning two bedroom annexe or party barn with very well-presented accommodation that includes a large living room, a high vaulted ceiling, wood burning stove and bar to one end.



**Approximate Gross Internal Floor Area**

Ground Floor= 111.1 sq m / 1196 sq ft

First Floor= 85.3 sq m / 918 sq ft

Total= 196.4 sq m / 2114 sq ft

Open Barn = 65.7 sq m / 707 sq ft

Annexe Accommodation = 18.7 sq m / 201 sq ft

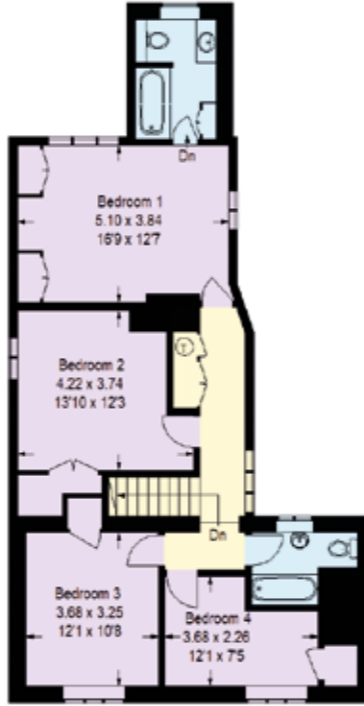
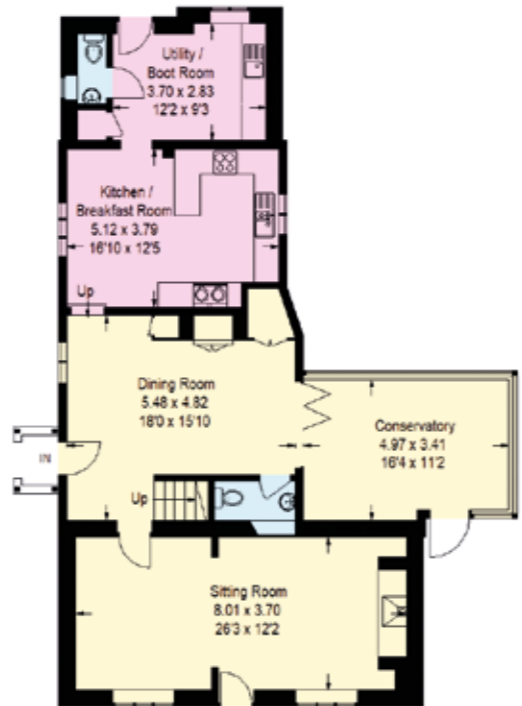
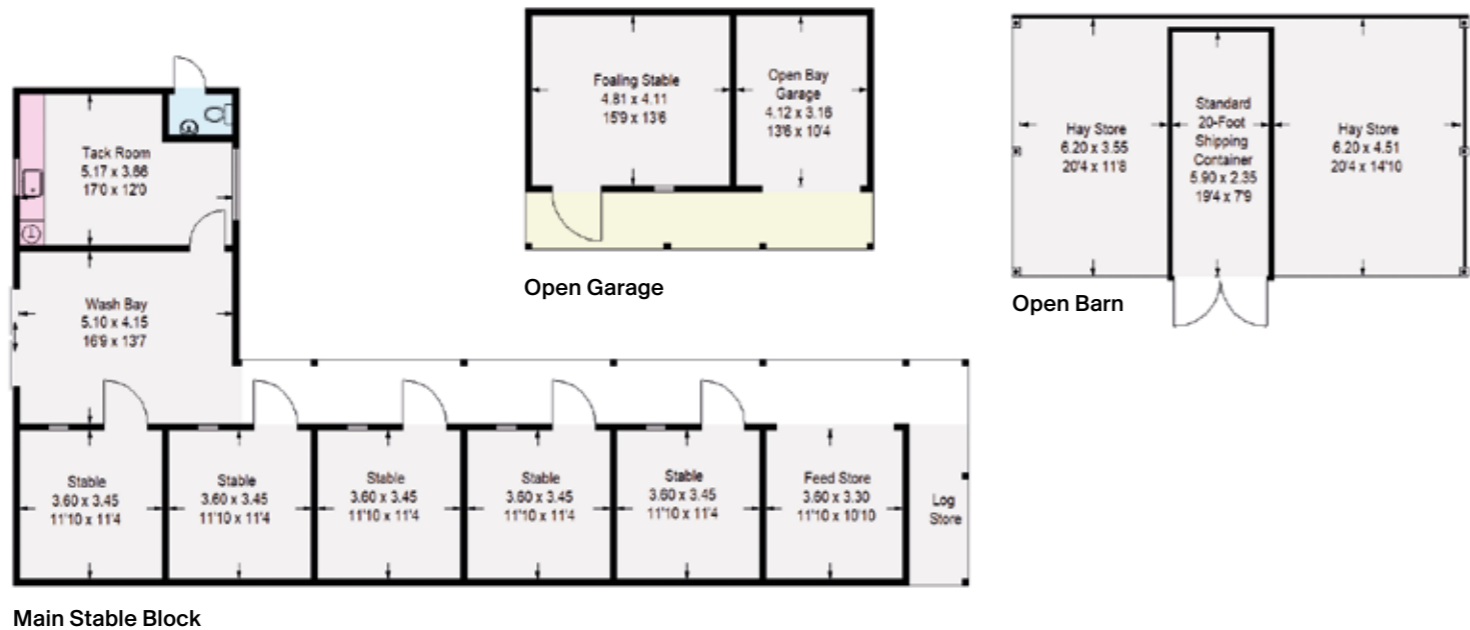
The Barn= 120.2 sq m / 1294 sq ft

Foaling Stable / Open Garage = 33.2 sq m / 357 sq ft

Main Stable Block = 118.4 sq m / 1274 sq ft

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



Annexe Accommodation

The Barn

Ground Floor

First Floor





## Gardens and grounds

Outside, the property is approached over a large gravel entrance driveway which leads towards the house, barn, equestrian facilities, and land beyond. There is also a well fitted studio/office building next to the equestrian facilities, which was constructed in recent years to high specifications and includes five stables, a feed store, log store, wash bay, tack room, foaling box, and open bay garages. Adjacent to this is the manège with rubber dressing, flood lights and measuring 40m x 25m.

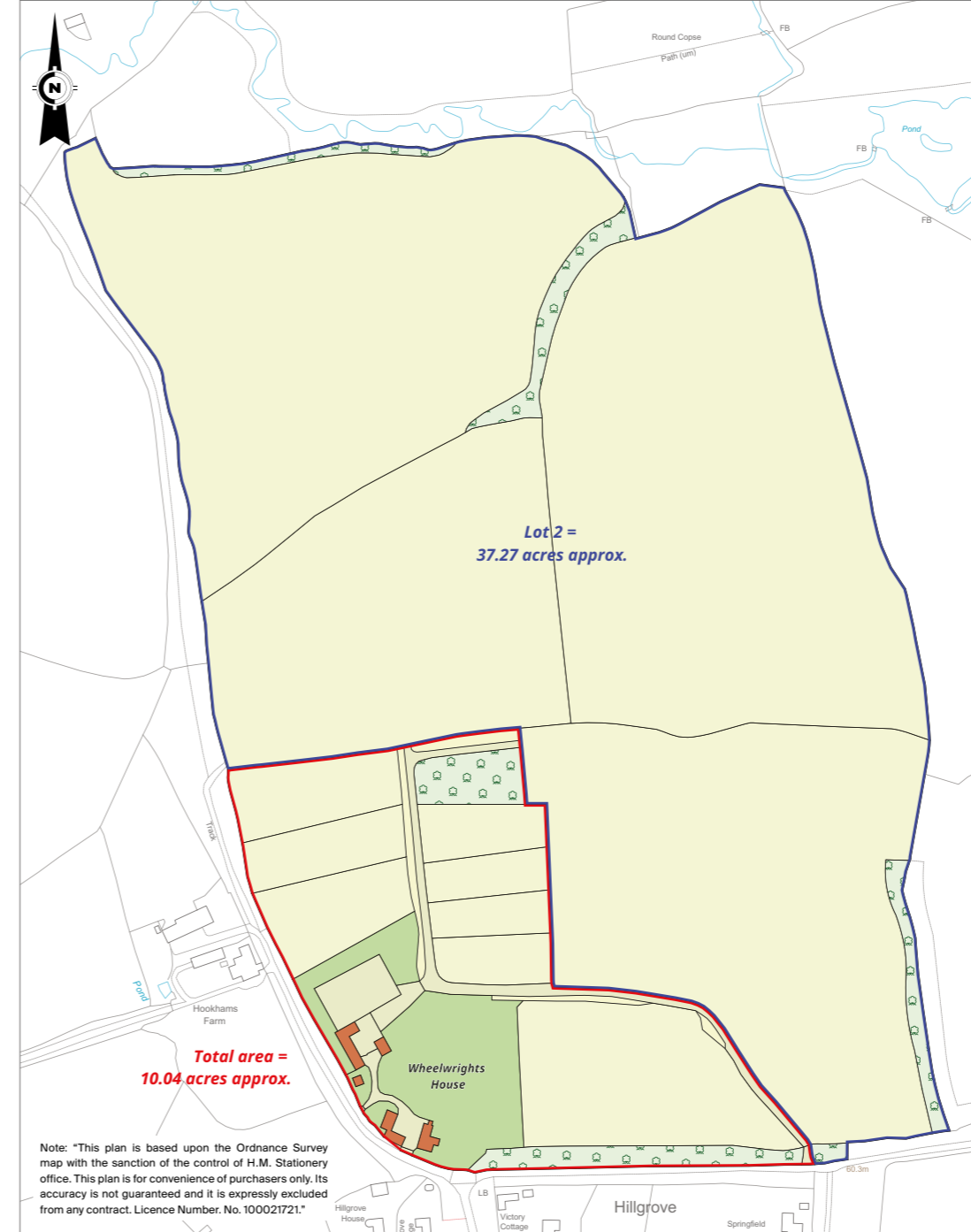
## The land

The land is a very important part of the property, as it provides extensive grazing as well as the immediate views, privacy, and protection. There is extensive stock proof fencing, plus a small area of woodland. There is also a second entrance off Hillgrove Lane providing more direct access to the land or a second driveway to the main house. There are no public rights of way over the property.

## Services

Mains electricity and water. Oil-fired central heating and hot water, underfloor heating in the barn and studio. Private drainage.





## What3words

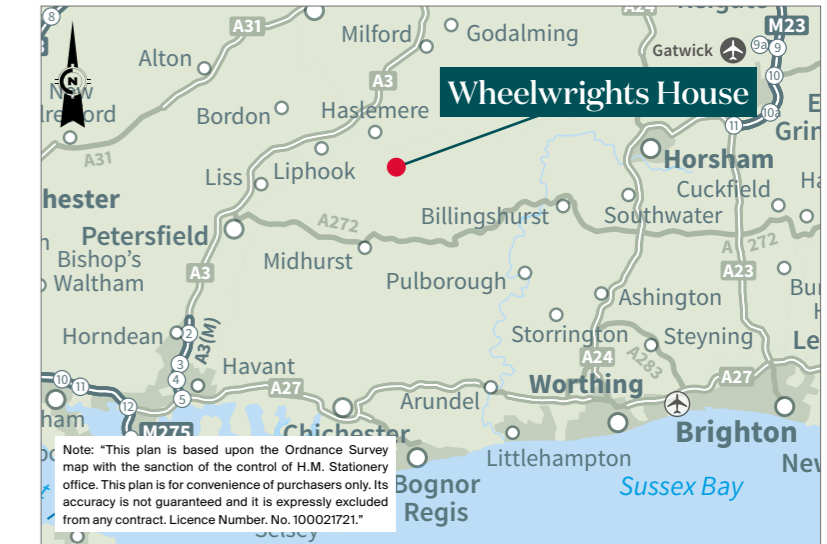
devoured.marzipan.reheat (takes you to the front entrance of the property).

## Property information

Tenure: Freehold

Local Authority: Chichester District Council: 01243 785166

Council Tax: Band H



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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