



Butcherland Farm

Balls Cross, Petworth, West Sussex, GU28 9JX

Batcheller
Monkhouse

Our Corner of England

BUTCHERLAND FARM

A complete farm in a beautiful location between Petworth and Haslemere with farmhouse and farmstead set amidst its own land. Approximately 62.67 acres.

- **Grade II Listed Farmhouse**
- 6 bedrooms
- Scope for Modernisation and Improvement
- Flexible Accommodation
- Large Garden, Attractive Pond

- **Detached Farm Bungalow**
- 3 Bedrooms
- **Pair of Holiday Cottages**
- Open Plan Kitchen/Breakfast/Living Rooms Each
- 2 Double Bedrooms Each

- **Versatile Farm Buildings**
- Including Party Barn
- Over 20,000sq.ft.
- Beautiful Views
- Pasture and Woodland
- Motor Cross Track
- Approximately 62.67 Acres



DESCRIPTION

Coming to the market after many years in the same family, this former dairy/livestock/arable farm is found in a fabulous rural setting in a much sought after location north of Petworth. It comprises a period farmhouse with considerable character in mature gardens, a farm bungalow, a pair of adjoining holiday cottages, and an exceptional range of adaptable general purpose farm buildings. It extends in all to approximately 62.67 acres (25.36 hectares).

FARMHOUSE

Approached via a long asphalt driveway the attractive Grade II listed farmhouse of red brick and clay tiled roof offers enormous scope to modernise and improve. There is a mix of single, double, and secondary glazing and oil fired heating.

Whilst a single farmhouse, the accommodation is currently divided into 3 units.

The south part comprises a kitchen/breakfast/living room with stone fireplace, and double doors to garden with hallway to drawing room. Stairs lead to the first floor comprising bedroom 2 with an en-suite bathroom, bedroom 5 and a further bathroom.

The middle part is accessed via an enclosed entrance porch with utility space, opening to an inner hall with shower room. There is a kitchen with oil fired boiler and Aga and separate dining room with impressive inglenook fireplace, and archway to conservatory overlooking the rear garden. Stairs from the hallway lead to a landing with exposed beams and 3 bedrooms (numbers 1, 3 and 4), one with an en-suite bathroom, 2 further bathrooms and a store.

The north part used as a ground floor annexe has a porch with part glazed door opening to hall providing access to a living room with door to garden, kitchen, bedroom 6 and wet room.

OUTSIDE

Immediately adjacent to the farmhouse is a pair of brick built kennels. There is a greenhouse on concrete base, a pair of timber clad storage sheds and lean to greenhouse. Brick and stone built garage and storeroom with clay tile roof and stairs to further storage space. The garden lies on three sides of the farmhouse with significant areas of lawn and large pond. There is a patio and part walled garden, vegetable patches, various maturing trees, shrubs, and hedging.





BUNGALOW

Entrance porch with door to hallway, three bedrooms, office, sitting/dining room, kitchen, bathroom, and conservatory. The kitchen has a range of wall and base mounted units and houses the oil-fired boiler. There is a good sized garden, patio seating area and chicken run. Storage shed, greenhouse and oil tank to side. N.B. Occupation subject to an agricultural tie.

PAIR OF HOLIDAY COTTAGES

A useful pair of timber clad single storey cottages can be found northeast of the main farmhouse. They both include entrance porch with cupboard housing hot water tank, hallway, bathroom, two double bedrooms with wardrobes, kitchen/breakfast/living room, and rear external door to parking.

FARM BUILDINGS

A range of general purpose steel framed agricultural buildings including twin span barn with central lean to. This includes a former silage clamp and a function barn with kitchen and cloakrooms. Miffin twin span barn with lean to. In all about 20,292sq.ft. (1,885sq.m.)

THE LAND

The land comprises pasture which is divided into several fields including one with an access directly from the road, woodland and a potential rewilding area which includes a motocross track. Approximately 62.67 acres.

AMENITIES

Local: Balls Cross is an archetypal Sussex hamlet within which is the popular Stag Inn.

Towns: The historic town of Petworth lies about 3 miles to the south with a range of independent shops and includes Petworth House which is a National Trust property. Haslemere (about 11 miles), Billingshurst (about 7.5 miles), Guildford (about 18 miles) and London (about 47 miles).

Transport: A283 at Petworth leads to the A3 with access to London and the M25. Mainline stations at Haslemere (Waterloo) and Billingshurst (Victoria).

Leisure: A variety of public paths through beautiful surrounding countryside for walking and riding. Hotel, golf course, horse racing and classic car events at Goodwood.

DIRECTIONS

Proceed northwards from Petworth on the A283 towards Northchapel and shortly after leaving the town turn right before a green towards Balls Cross. Continue for about 2.5 miles and after passing the Stag Inn, turn left into Pipers Lane. Proceed for 0.7 miles and the entrance drive to the farm will be seen on the left-hand side.

What3words: ///fortnight.goat.decking

ADDITIONAL INFORMATION

Local Authorities: South Downs National Park Authority, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814 810. Website: www.southdowns.gov.uk

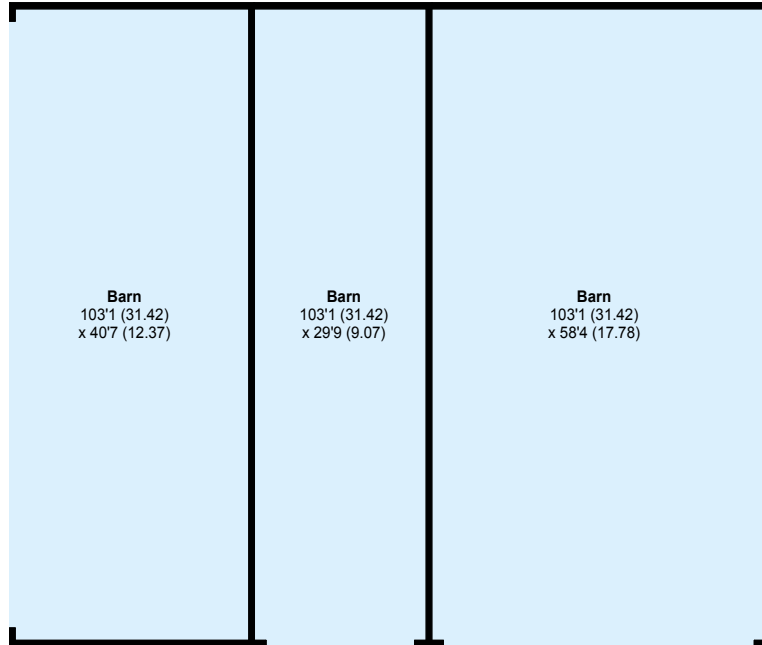




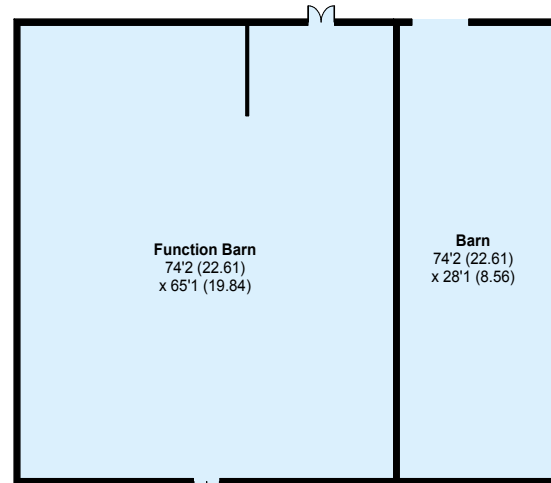
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Outbuilding(s) = 20292 sq ft / 1885.1 sq m

For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2

Chichester District Council, East Pallant House, 1 East Pallant, Chichester, PO19 1TY. Telephone: 01243 785166. Website: www.chichester.gov.uk

Services (not checked or tested): Mains metered water and electricity. Private drainage.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. There is a public path that runs on the western side of the farmhouse and a public footpath running through the wood at the southern end of the farm.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Tenure: Freehold (part Freehold Registered Common). Land Registry Title Number WSX37145.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

EPC: Bungalow: EPC rating E. Holiday Cottage 1: EPC rating E. Holiday Cottage 2: EPC rating E.

Council Tax Band: Farmhouse: G. Bungalow: B. Holiday Cottages: Current Rateable Value £2,200 each.

Basic Payments/Stewardship Schemes: The farm is not registered under the Basic Payment Scheme or the Stewardship Scheme.

EGS/13/12/2023

GUIDE PRICE £3,500,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com
Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/a checom 2022. Produced for Batcheller Monkhouse. REF: 925932

Battle
01424 775577
battle@batchellermonkhouse.com

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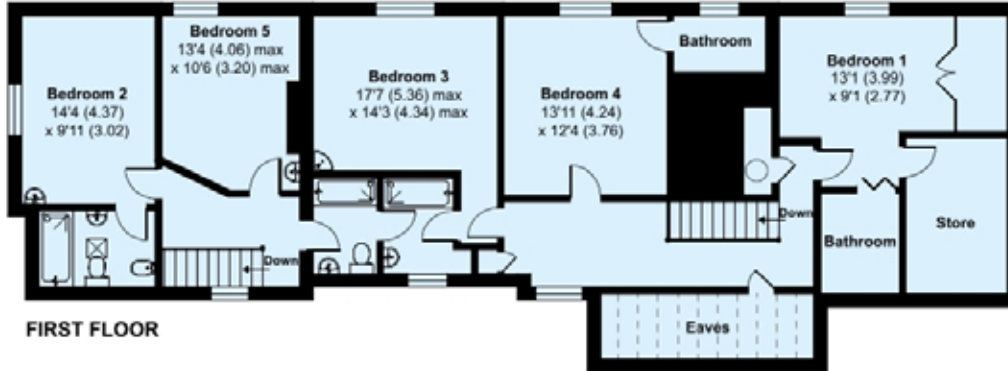
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01798 872081
sales@batchellermonkhouse.com

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01892 512020
twells@batchellermonkhouse.com

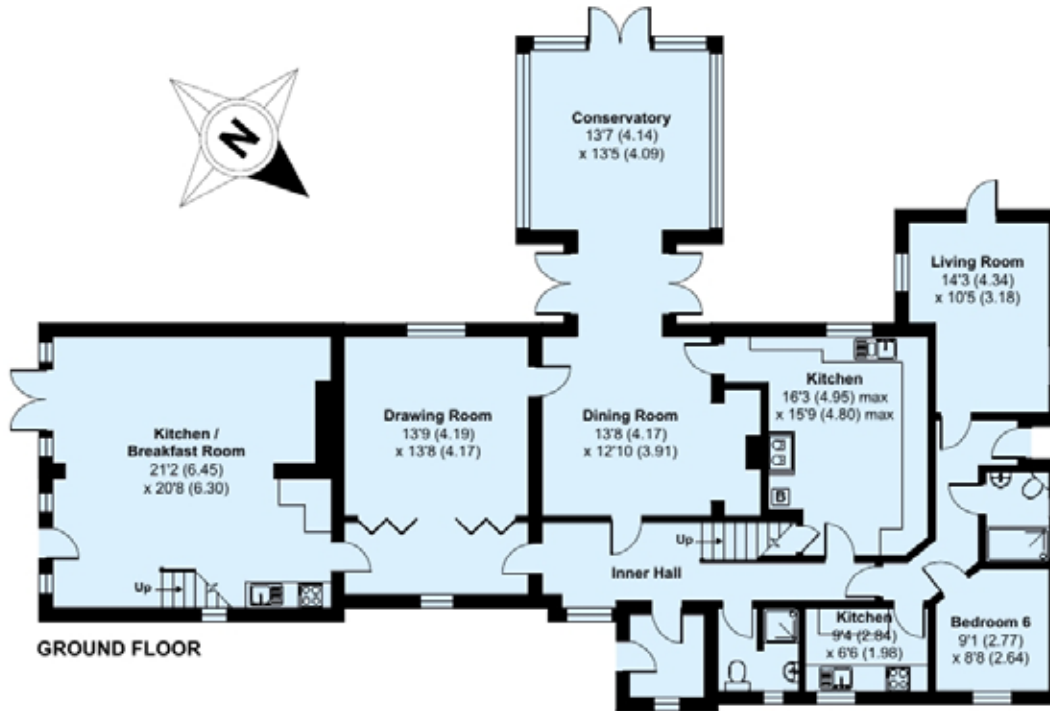
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Approximate Area = 3609 sq ft / 335.3 sq m
 Bungalow/Holiday Cottages = 2505 sq ft / 232.7 sq m
 Garage = 930 sq ft / 86.4 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Total = 7124 sq ft / 661.8 sq m

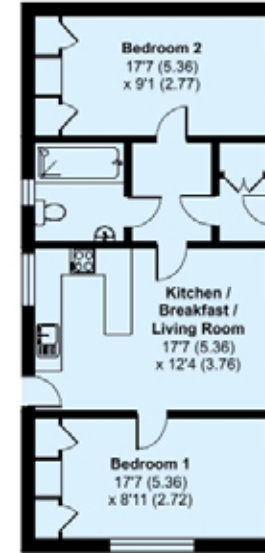
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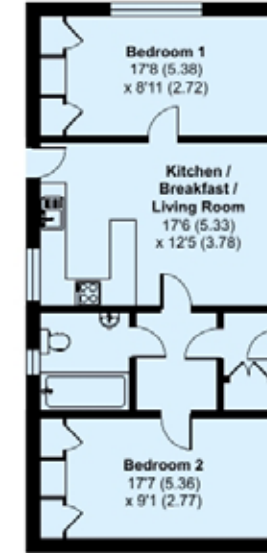
FIRST FLOOR



GROUND FLOOR

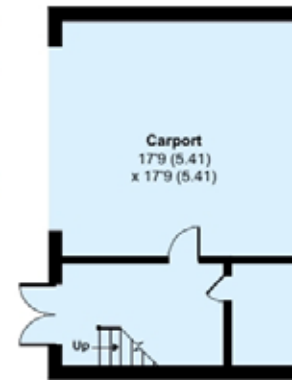


HOLIDAY COTTAGE 1

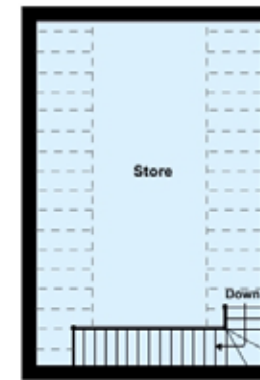


HOLIDAY COTTAGE 2

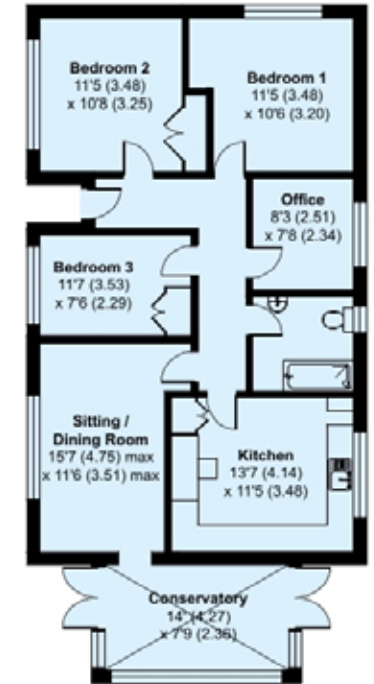
Denotes restricted head height



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



BUNGALOW



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

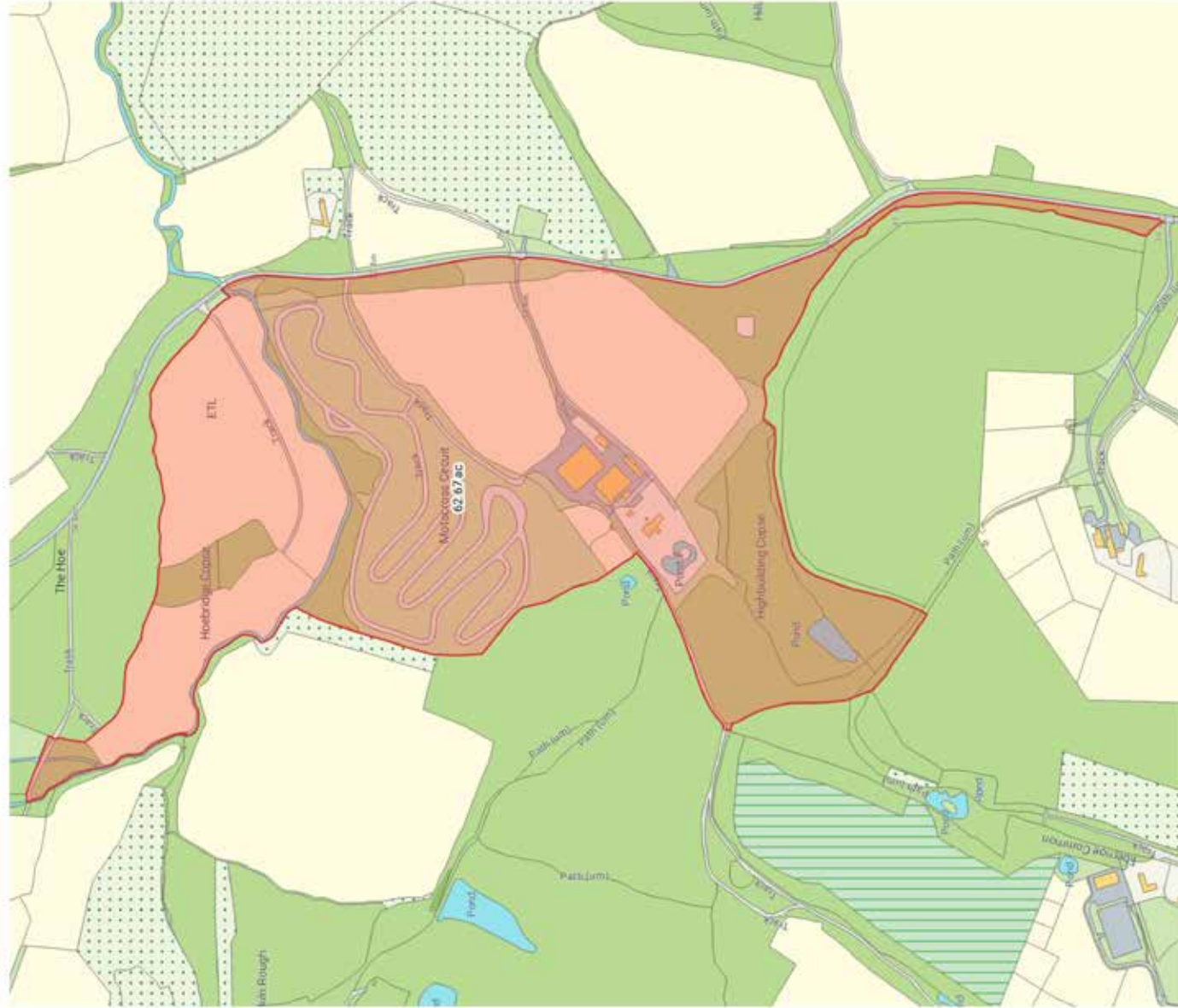
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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