

Penfolds,



WHARF FARMHOUSE

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A rare opportunity to own an exceptional period property, impeccably designed, extended and styled throughout and set within meticulously landscaped gardens of approximately 0.5 acre.

From its origins in the late 1700's, Wharf Farmhouse began its life as the original Limeburners Public House built to provide refreshment to the merchants and bargees utilising the Wey and Arun canal.

From the moment you step through the front door into the elegant hall, the natural flow of the rooms is evident. This layout not only enhances the sense of space and connectivity but sets the tone for the exceptional living space that awaits.

This home exudes warmth and at every turn the attention to detail creates a feeling of refined comfort and effortless elegance.

The kitchen/dining room provides a superb mix of functionality and style and links to the beautiful, vaulted ceiling Garden Room. Both rooms open out to a large terrace surrounded by fragrant

blooms and lush greenery, a wonderful space for family barbecues and a seamless extension of the interior for entertaining larger groups of extended family and friends.

The elegant sitting room with its open fire and windows overlooking the garden invites you to relax and unwind and escape the chill of winter.

The principal bedroom offers a retreat from the hustle and bustle of day to day living with an outlook over the garden and fields beyond. The bathrooms have been designed with luxury in mind and the remaining bedrooms are all light and bright and beautifully presented.

Within the gardens, the owners have added to the property with a fully equipped light and bright designated office and a detached Guest Suite.

Handsome period home steeped in local history

Wonderful character features

Located on the edge of the village of Wisborough Green

Landscaped gardens of approximately 0.5 acre

Private road with 1/5th share of any associated costs

Shared private drainage (Klargester) 40% share of costs (last share approx £500 per annum)

Air source heat pump

Detached Guest Suite and Office

Ample parking

EPC: B

Chichester District Council Tax Band: G

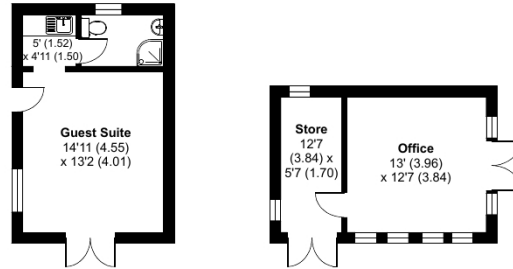
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We designed our home so that we could fill it with friends and family, and over the last 23 years, we have done just that. Many long lunches in the kitchen and parties in the garden room and on the terrace have been enjoyed. Hopefully the new owners will do the same - it is a happy, family, party house!

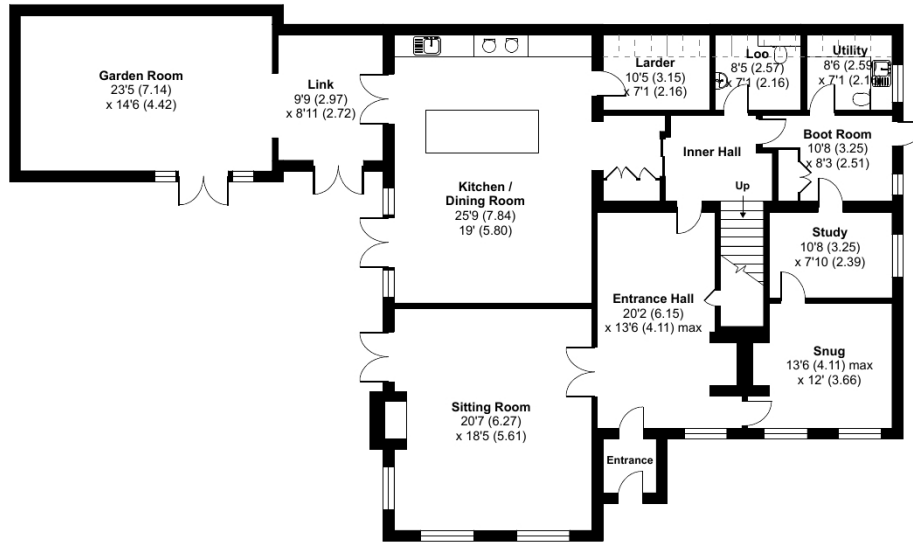
—
The Owner

FLOORPLAN

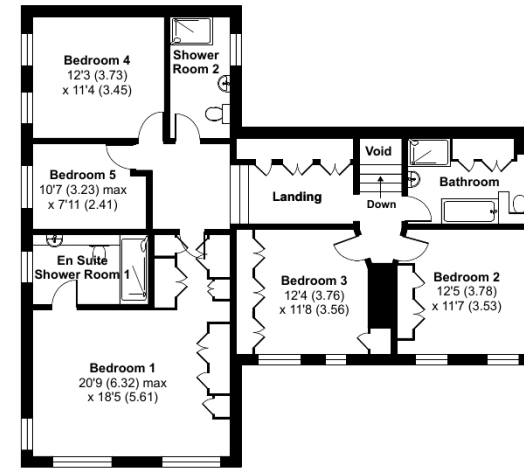


Approximate Area = 3648 sq ft / 338.8 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Annexe = 267 sq ft / 24.8 sq m
Outbuilding = 242 sq ft / 22.4 sq m
Total = 4211 sq ft / 391.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Penfolds Estate Agents Ltd. REF: 1100859

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**At Wharf Farmhouse, there has been no detail
spared in creating a home of extraordinary
comfort and enduring charm.**

To book an appointment to view:

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