

Kirdford Farmhouse

Region: Sussex Sleeps: 10

Overview

Kirdford Farmhouse holds a fantastic location nestled within beautiful West Sussex countryside, just a short distance outside of the village of Kirdford, while the small town of Petworth is just ten minutes away. While the home makes an excellent base for those wanting to explore the wonderful countryside surroundings, the coast is easily reachable in just forty-minutes making it a fabulous option for the beach bums too!

Kirdford Farmhouse is designed for cosy family life and entertaining. The facilities and the quiet countryside location of the estate close to London, combine to give the best of both worlds. The Grade II Elizabethan timber framed farmhouse comfortably accommodates up to ten guests across its five well appointed double bedrooms, all with ensuites. Upon request and subject to an additional fee, three children between the ages of 3-16 can be accommodated on a double and a single sofa bed in the Pink and Mauve Suites respectively. Please note that the single sofa bed is only suitable for a child, not an adult.

The current owners have very sympathetically updated Kirdford Farmhouse to create a characterful home-from-home with homely yet elegant interiors throughout. On the ground floor is the main entertaining space comprising a large sitting room and dining room, with a double aspect fireplace, a fully equipped kitchen boasting all the tools you could possibly need to whip up a delicious meal and separate utility room.

Directly off the kitchen is the large orangery with further sitting and dining areas leading directly to the gravel terrace overlooking the lake, gardens and river. Three of the bedrooms, two king-size doubles and a twin are situated in the main house, set out in the form of suites with their own sitting rooms and bathrooms. In the Dairy annexe are a further two bedrooms, a king-size double and a twin room, both complete with their own ensuite bathrooms plus a separate servery for preparing coffee, tea and simple snacks.

Outside, the children will enjoy playing croquet or boules on the large lawns. For the little ones, the garden boasts a wooden club house, swings and a slide which provide hours of fun. There is outside dining for eight to fourteen with a large parasol, gas barbecue and two cruiser chairs for relaxing.



Facilities

Manor • Wow Factor • Easy By Train • **Recommended** • **Exclusive** •
Heritage Collection • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet •
Pets on Request • Walk to Village • <1hr to Airport • Outdoor Games •
Working Fireplace/Woodburner • Heating • Rural Location • Walking/Hiking
Paths • Golf Nearby • Horse Riding • Fishing • Outstanding Landscapes
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites •
Romantic • Goodwood Nearby

Interior & Grounds

Farmhouse

- Drawing room and dining room separated by double aspect open fireplace
- Fully-equipped kitchen
- Utility room with washing machine, dryer and three small freezers
- Open-plan living & dining
- Large orangery with further sitting and dining areas
- Master Suite with super king-size bed, separate study room, dressing room, bathroom with separate bath and shower and a second shower room
- Mauve Suite with king-sized bed, sitting room and bathroom with separate bath and shower
- Pink Suite with two single beds, sitting room and shower room



* Please note: the bedroom suites are all located across multiple floors and are accessed by stairs.

Dairy Annexe

- Bedroom with king-sized bed, ensuite bathroom with separate shower and bath
- Bedroom/sitting room with two single beds, ensuite bathroom, bath with shower over (this room can either be set up as a bedroom or as a sitting room with two day sofas when the bedroom space is not needed)
- servery with tea/coffee making facilities, a hotplate, toaster and small fridge



Exterior Grounds

- Large formal gardens
- 100 acres of parkland, woodland and fields
- Fishing on four lakes and double river bank fishing
- Weber gas BBQ
- Dining facilities
- Children's outdoor wooden club house, swings & slide playset
- Lakes and a river with double bank fishing

Additional Facilities

- Wi-Fi
- Amazon Firestick
- Cot & high chair available on request
- Selection of board games
- Croquet set
- Boules set
- Clavinova
- Double Miele ovens
- Air fryer

- Microwave
- Nespresso machine
- Washing machine & dryer
- Plenty of parking
- Logs are provided for an initial fire on arrival. Extra logs are available for guests at an additional cost.

Location & Local Information

Kirdford Farmhouse holds a fantastic position within West Sussex, less than 5-minutes outside of the village of Kirdford, home to The Half Moon, a fantastic country gastropub. The small town of Petworth is less than 10-minutes from the farmhouse, here visitors will find a wider selection of helpful amenities, including shops, pubs and restaurants.

There is plenty for the whole family to see, do and explore in the surrounding area, with a variety of stately homes and gardens to visit, National Trust properties, Petworth House and Park and Nymans are both within a 30-minute drive of Kirdford, while the magnificent Arundel Castle is just 25-minutes away. For those looking for long walks and fresh air, Kirdford Farmhouse, which is nestled in the Sussex Weald on the edge of the South Downs National Park, makes the perfect destination. Lavington Common, Slindon Estate, Cissbury Ring and Devil's Dyke all offer wonderful landscapes to enjoy and are within a 45-minute drive of home. The cathedral city of Chichester is under 40-minutes away and makes a wonderful day out with its excellent family and historical attractions. Cowdray Park Polo Club, Golf Club, Farm shop and Cafe are 20-minutes away just before the town of Midhurst. Goodwood Racecourse, renowned for being the most beautiful racecourse in the world, is less than 30-minutes away. For the little ones, Fishers Farm Park is less than 10-minutes away and makes a wonderful day out that the whole family will enjoy, while the whole family will enjoy a ride on the South Downs Light Railway, just 15-minutes away.

The beautiful Sussex coastline can be reached in less than 40-minutes, the beaches of West Wittering and Bognor Regis are ideal for families, while hugely popular Brighton with its trendy eateries and famous shopping in the "Lanes", is less than an hour away.

Recommended Attractions:

*Please see the "kids" tab for child-focused suggestions.

The Half Moon, Kirdford

Excellent country gastropub just 5-minutes from Kirdford Farmhouse.

<https://halfmoonkirdford.co.uk/>

Arundel Castle

Magnificent castle, open between April and November.

<http://www.arundelcastle.org/> <https://fishersfarmpark.co.uk/>



Petworth House & Park

Petworth House features the finest art collection in the care of the National Trust.

<https://www.nationaltrust.org.uk/petworth-house-and-park>

Nymans

Romantic house with extensive and beautifully-maintained gardens.

<https://www.nationaltrust.org.uk/nymans>

Goodwood House

Beautiful house, home to the Dukes of Richmond for centuries. Open most Sundays & Mondays between March and October for tours, make sure you book in advance.

<https://www.goodwood.com/>

Goodwood Racecourse

The most beautiful racecourse in the world.

<https://www.goodwood.com/horseracing/>

South Downs National Park

England's newest National Park.

<https://www.southdowns.gov.uk/>

Cissbury Ring

The most historic hill on the South Downs.

<https://www.nationaltrust.org.uk/cissbury-ring>

Devil's Dyke

A famous beauty spot on the South Downs.

<https://www.nationaltrust.org.uk/devils-dyke>

West Wittering Beach

Unspoilt, family-friendly beach.

<http://westwitteringestate.co.uk/>

Local Amenities

Nearest Airport	London Gatwick Airport (43km)
Nearest Town	Horsham (20.9km)
Nearest Town	Petworth (8.7km)
Nearest Village	Kirdford (1.6km)

Nearest Restaurant	The Half Moon, Kirdford (1.2km)
Nearest Supermarket	Co-Op Food, Petworth (8.5km)
Nearest Golf	Cowdray Golf Club (16km)
Nearest Beach	Climping (27km)
Nearest Beach	Bognor Regis (35km)
Nearest Beach	West Wittering (43km)

What we love

- Excellent location within the Sussex Weald and within easy reaching distance of the coast
- The closest pub, The Half Moon, is managed by Jodie Kidd and has an excellent reputation!

What you should know...

- The accommodation is set across the main house and additional annexe which may not suit all group types
- Those travelling with very young children should ensure they take care when exploring the gardens due to the lake

Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Friday
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased across peak dates
- Pets welcome?: A maximum of 2 well-behaved medium sized dogs are allowed on a request basis at time of booking. There is an additional charge of £100 per dog per stay. Please state the breed at the time of booking. All dogs must stay downstairs and off furniture
- Smoking Allowed?: Smoking & Vaping are not permitted
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed. The property contains personal belongings of the Owner. The property is rented as a holiday let and not a venue. The number of guests on site during a rental cannot exceed the number on the booking form without the prior permission of the Owner
- Other Ts and Cs: The number of guests on the property at any time during the stay must not exceed the maximum capacity without the prior permission of the Owner
- Other Ts and Cs: Whilst guests, for their own comfort, have the prerogative to change the position of furniture, equipment and/or decorative items in the property, please note that we request that any items are restored to their original position prior to departure. Failure to do so will incur a charge of £50.00
- Other Ts and Cs: We also remind guests to ensure they either take any food/perishable items with them, or dispose of in the outside dustbins provided along with their recycling
- Other Ts and Cs: During the winter season complimentary logs are provided for an initial fire. Extra logs are available for guests at an additional cost
- Other Ts and Cs: Upon request, three additional children between the ages of 3-16 can be accommodated using two double sofa beds in the sitting rooms of the Pink and Mauve Suites in the main house. Please note use of the additional sofa beds is subject to an extra fee