

# Northwood Farm

Forestsides, Rowlands Castle



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# Northwood Farm

Forestsides Rowlands Castle  
Hampshire PO9 6EG

A sympathetically restored Grade II listed, 6 bedroom, 5 bath/shower room Farmhouse, set in a convenient rural location within an Area of Outstanding Natural Beauty; together with a 1/2 bedroom Annex / Guest Cottage; a range of farm buildings including Grade II listed brick, flint and tile barn, a Victorian 2-storey brick and flint barn, stable barns, ménage and grazing paddocks totalling approx 24 acres.

## Summary of Accommodation:

### THE FARMHOUSE:

- Hallway
- 3 Reception Rooms
- Farmhouse kitchen/ family room
- Laundry, pantry and cold store
- Garden Room with Loggia
- Study
- Office
- 6 Bedrooms (3 ensuite)
- Family Bathroom
- Shower Room
- Gardens of approximately ¾ acre

### ANNEX/GUEST COTTAGE:

- Kitchen
- Living room
- Bedroom
- Mezzanine Bedroom
- Bathroom
- Private garden

### THE FARMSTEAD:

- Grade II listed Sussex barn,
- Old Dairy with B1 planning permission
- 2-storey Victorian barn
- Corn Store; Portal framed cattle yard
- Portal framed workshop/garage and 6 loose boxes
- Stable building, Horse ménage and Field Shelter

### THE FARMLAND:

Approximately 20 acres of well fenced grazing land served by an access track.

## Description:

A 17th Century brick and flint house with Roman-rendered front elevation and clay peg tile roof. The house has true farmhouse character with historic and period features, now restored, giving flexible accommodation. A very pretty brick paved, flint walled courtyard with Mulberry tree leads into the house. The house enjoys double or secondary glazing (apart from the listed front elevation), with under floor heating to the ground floor and radiators to the first floor.

**Hallway** with limestone flag floor

**Study** with Limestone flag floor and restored fireplace with Clearview wood burning stove.

**Office** with Brick floor

Downstairs **WC** with hand washbasin, and a Cool Store

The **Kitchen** is an L-shaped room with original re-laid brick floor

and restored inglenook fireplace housing Clearview wood burning stove. Exposed oak beamed ceiling. Pine cupboards and worktops. Lacanche cooking range with 5 ring gas hob and two electric ovens. Feature window seat and French windows open onto the terrace and garden.

**Larder** and **Laundry Room** with quarry tiled floor, double sink unit with cupboards under and plumbing for washing machine.

The **Dining Room** and **Sitting Room** both have restored inglenook fireplaces, York flagstone floors and exposed beams

**Piano Room** with quarry tiled floor and corner alcove.

**Garden Room** – A light and airy oak framed structure completed in 2007 with travertine stone floors and four sets of double doors. Covered **Loggia** with roof light.

The **East staircase** leads to

**Master Bedroom suite** with reclaimed pitch pine floorboards, and extensive beam work.

**Dressing Room** with reclaimed pitch pine floorboards, vaulted ceiling and built in wardrobes. Access to roof space.

**Bath/ shower room** with reclaimed pitch pine floorboards, vaulted ceiling and exposed oak beams. Period bath and washbasin, W.C, power shower.

**Bedroom 5** with renewed pine floorboards, vaulted ceiling, exposed oak beams, and **En-Suite Shower Room**

The **West Staircase** leads to half landing and **Bedroom 2** with painted wood floor.

**Shower Room** with power shower, WC and washbasin.

### Main Landing

**Bedroom 3** with renewed pine floorboards, restored inglenook fireplace, walk in wardrobe plus an **En-Suite Bathroom**

**Bedroom 4** with new oak floor, beamed ceiling, Victorian fireplace and walk in wardrobe

**Family Bathroom** with vaulted ceiling and pitch pine floorboards. Original Victorian bath, and period high-level cistern/toilet and washbasin.

**Studio/Bedroom 6** on the second floor has a vaulted ceiling, double glazed conservation roof lights, exposed beams and pine floor. Additional storage spaces and door to roof space.



The Annex



The Grade II Listed Sussex Barn



The 2 Storey Victorian Barn

### The Annex:

Converted in 1999 the annex is connected to the house. It is double glazed with LPG central heating.

**Living Room** with vaulted ceiling, exposed painted beams, varnished pine floorboards and Clearview wood burning stove. French windows open onto south facing terrace and garden.

**Kitchen** with heated tiled floor, pine cupboards and worktops. Double sink, built in cooker and hob. Door opens onto terrace.

**Bathroom** with tiled floor and under floor heating

**Double Bedroom** with wood floor  
Mezzanine area with vaulted ceiling suitable as either a **2nd bedroom/ study/studio**.

### Garden and Grounds:

The south facing garden to the front of the farmhouse has seclusion afforded by high mixed-species hedges, a range of mature trees and shrubs, colourful herbaceous borders, and orchard with mixed fruit trees.

### The Farmstead:

#### Traditional Barns

Two traditional barns offering scope for a variety of uses subject to planning consent.

#### Grade II Listed Sussex Barn

A traditional 120ft x 21ft brick and flint barn with two full height double door openings front and back. Enormous potential for a variety of uses. Now in need of restoration. Attached to

**Former Dairy** 45ft x 15ft with B1 planning permission.

**2-storey Victorian Barn** - brick and flint building with clay peg tiled roof, in need of restoration.

**Modern Agricultural Buildings** including

**Portal-framed building** with sliding corrugated clad door and concrete floor. Divided by a railway-sleeper wall into:

**Workshop** with mezzanine floor providing further storage space, and **Stables** with six large brick/block stables in American barn-style layout. Concrete floor. Water and electricity.

**Corn Store** - A 90ft x 45ft dry concrete portal-framed building, with steel grain walling and a concrete floor.

**Second Stable building** - block and corrugated iron/Yorkshire board construction with 6 loose boxes, in need of some repair. Water and electricity.

**Field Shelter** - metal framed building divided into two - one half as an open field shelter with water trough; the other as two very large stables, one with a water trough. electric lighting.

**Covered Stock Yard** - concrete framed two-bay building. Part concrete floors. Steel framed barn with Yorkshire boarding. Useful buildings for storage of hay/straw/ machinery etc.

All weather 40m x 25m **ménage**

### The Farmland:

The land is presently laid out as five good sized grass paddocks plus small turn out area, all with post and rail fencing, good gates and water troughs. The ground has been managed without the use of chemical fertilizers and with only essential use of herbicides. The perimeter of all the fields is fenced with horse mesh under the post and rail. A high hedge runs along the boundary with the road affording excellent shelter from the prevailing winds as well as a high degree of privacy. A private track divides the paddocks giving direct access to a public bridleway.

### Location:

Northwood Farm is situated in the village of Forestside on a quiet country road between Rowlands Castle and West Marden. It has views across open countryside in all directions and no near neighbours. The house sits in its own grounds and offers a good degree of privacy whilst enjoying the benefits of excellent local facilities within short driving distances. The surrounding countryside and Stansted Forest is within an AONB and the boundaries of the South Downs National Park much favoured by walkers and riders. Rowlands Castle is on the mainline to London Waterloo, as is Petersfield (10 miles) and Havant (5 miles) and there is excellent access to Chichester (10 miles) and the coast.

### Services:

Mains water, mains electricity, private drainage, oil fired heating to the farmhouse, LPG heating to the Annex. Telephones (currently 3 lines, 2 with broadband and subject to BT Regulations). No tests as to the suitability of the services have been carried out and intended purchasers should commission their own tests if required.

### Fixtures And Fittings:

All those items regarded as Vendor's fixtures and fittings are specifically reserved from the sale, but certain items may be available by separate negotiation.

### Easements And Rights Of Way:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Please note there is an agricultural right of access from the road to the neighbouring agricultural barn, in favour of the neighbour. Further information available from the Selling Agent.

### Councils:

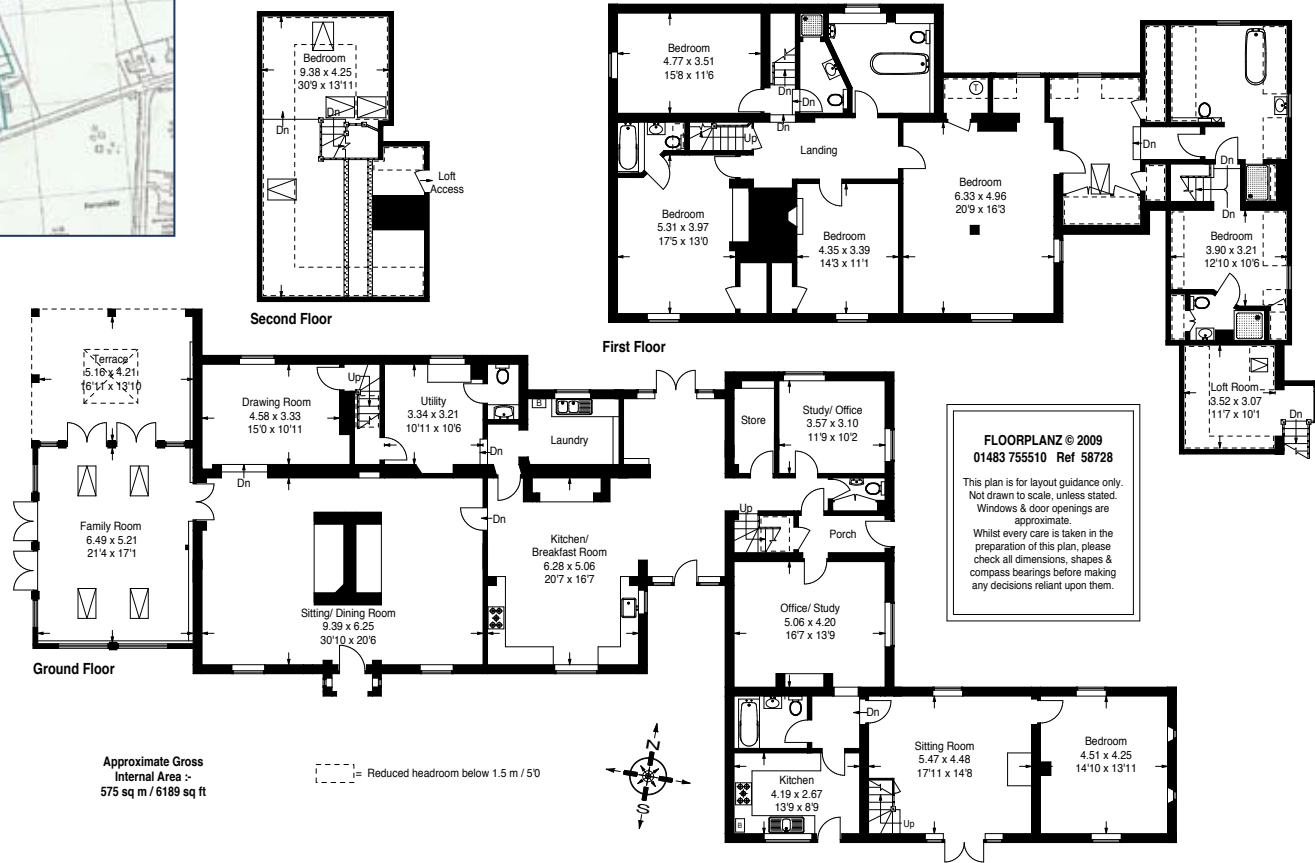
Chichester District Council:  
Tel: 01243 534501  
Tax Band:  
Band G - £2361.97 for 2009/2010

### Viewing:

Strictly by appointment with The Country House Company.  
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