

# INIGO



## *Blythe House*

EMSWORTH, HAMPSHIRE

SOLD

This resplendent detached five-bedroom house is located in the charming coastal town of Emsworth, close to Chichester. The stately proportions span over 4240 sq ft internally, with the immaculate grounds landscaped by the renowned Chelsea Show winner John Brookes MBE. Inside, there are countless original features including the mahogany stair rail, sash windows and round porthole windows which nod to the naval origins of the town. The striking panoply of glazing in the modern garden room invigorates the space and acts as a contemporary counterpoint to the building's period bones. Connections to London and Brighton are fantastic, while Emsworth has a wonderful array of independent shops and restaurants.

### *Setting the Scene*

Records of Emsworth date to 500AD, when Weobald the Saxon was believed to have sailed through the Chichester Harbour and founded a settlement called Warblington. In the 13th century, the name changed to Emsworth when King John divided the land and created the new town. William Aguillon was placed in charge, paying a yearly rent to the King of one pair of gilt spurs.

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With the expansion of the British Empire, the Navy needed to dock in the neighbouring Portsmouth and mills in the nearby Emsworth were constructed in the 18th century to provide provisions. The town became an important port for corn and flour, as well as a popular fishing harbour.

### *The Grand Tour*

At first sight, the house has a grand appearance, made from Flemish brick with stone mullion framing the windows. The drive curves around to the main entrance, which takes in the fenestration of the twin bay windows on the ground floor. A wide and inviting vestibule has checkerboard black and white marble tiles running underfoot, with curved archways and a calming muted palette on the walls. Acting as an arterial corridor, the rooms unfurl, with the drawing room straight ahead and the kitchen found on the left.



The dazzlingly bright kitchen brings into sharp focus the contemporary bite the owners have injected into the space. Awash with white, the effect is elegant and considered. At the far end there is a trio of Miele ovens, along with a large island. Natural light bounces around the east facing room from the bay windows which have retained their original, working shutters. From here, the glazed garden room can be accessed. A strikingly modern addition to the home, it has a great sense of airiness and light, with a southerly facing orientation, which remains cool in summer and heated in the winter months.

There are three further reception rooms including a drawing room, snug and additional living room, which have each been delineated by a vibrant use of colour. Colour drenching has been deployed in the drawing room, with the Farrow & Ball French Grey used on the walls and ceiling along with the original cornicing. In this sophisticated space, there is also a wood-burner and built-in bookshelves. Extremely deep canary yellow storage cupboards line the walls of the snug, while the living/dining room is painted in Farrow & Ball Preference Red. There is a second entrance into the building which would allow for the snug and living room to be turned into an annexe and used as a separate work space or additional accommodation, with the separate electrics and plumbing easily reinstated. On this floor, there is also a handy WC, utility and walk-in pantry, along with a boot room.

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Upstairs there are five bedrooms, one of which is currently used as a dressing room. The principal bedroom is south facing with built-in wardrobes and a large en suite with a walk-in shower. The other four bedrooms are all equally sized with sash windows. A family bathroom sits next to an abundance of storage and has a bath and walk-in shower.

### *The Great Outdoors*

The beautiful gardens have been landscaped by Chelsea Flower Show winner John Brookes MBE and are surrounded by a high wall providing plenty of privacy. Wrapping around the house, there are mature shrubs, flower beds and trailing wisteria. There are two paved terraces leading off from the reception rooms providing plenty of space for relaxing, entertaining and enjoying a sundowner. A bountiful holm oak tree stands at the entrance to the house surrounded by hedgerows and an acer tree.

The detached double garage is especially generous and fits two cars with lots of room for additional smaller vehicles and storage. There is also lots of space for off-street parking.

### *Out and About*

Emsworth is a coastal town with a vibrant history and a wonderful community spirit. There are plenty of independent shops, boutiques and restaurants including VIN Wine Merchants, a hardware store, bookshop, and a handy array of supermarkets. The award-winning Cross Kitchen is a 15-minute stroll into the quay, which also has a host of other restaurants including 36 on the Quay, Mother Kelly, an excellent fish and chip shop, the Blue Bell pub and The Sussex Brewery.

Around a 20-minute drive away, Chichester is a small cathedral city with a rich history and a vibrant cultural scene which most notably incorporates the renowned Festival Theatre and Pallant House Gallery. It is a settlement that dates to Roman times and is renowned for its outstanding architecture of all periods. It has an excellent range of shops, good restaurants and other services.

Other attractions nearby include Goodwood, where there is a sculpture park, racecourse and festivals throughout the year, the South Down Area of Outstanding Natural Beauty, Chichester Harbour and nearby beaches including West Wittering.

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There are plenty of well-regarded schools in the area including Dorset House, Westbourne House, Great Ballard and Lavant House.

Transport links are excellent with a direct train to London Victoria from Emsworth under two hours. Chichester has a mainline railway station which runs services to London Victoria in approximately 90 minutes and is a 20-minute drive away from the house. The A27 is under 10 minutes' drive and runs along the south coast.

Council Tax Band: G



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.