

INIGO



Greyfriars Lane II

PULBOROUGH, WEST SUSSEX

£1,245,000 FREEHOLD

Set in the central portion of a converted Edwardian manor, this expansive four-bedroom house is nestled amongst the foothills of the South Downs National Park in West Sussex. It unfolds across some 3,400 sq ft, with an imposing entrance leading into a massive central hall, forming the heart of the house. From this flow a veranda and open terraces which form a sweeping landscaped rear garden. Vernacular Arts and Crafts features, such as hand-carved newel posts, stone mullion windows and original joinery and door furniture, run throughout and are fine examples of the era's obsession with artisanship. The house is positioned in a wonderfully quiet enclave of Storrington, near Pulborough, close to an exceptional array of schooling, while trains from nearby Pulborough Station run half-hourly direct services to London Victoria in around 81 minutes

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Setting the Scene

The handsome manor was once the country residence of Captain and Lady Abbey. The building was later used during World War II as a billeting point for Canadian and other allied troops— a door in the cellar with soldiers' signatures on it remains to this day. Sensitively converted into four private dwellings in 1975, the home retains a great deal of its original Arts and Crafts sensibility. For more information, please see the History section below.

The Grand Tour

With a buttery yellow ragstone facing, the house makes a striking impression from its private, gravelled approach. The entrance porch has a useful boot room to the side and leads through to the main hall. A grand reception room in its own right, this space has a working fireplace and numerous alcoves, making it perfect for entertaining. Chequerboard flags run underfoot, and a magnificent oak staircase decorated with fine Arts and Crafts carving on its end post and spindles leads to the spacious landing on the bedroom floor.

Double doors open from the hall into a large sitting room, characterised by its tall stone mullion windows. These are inset with their original leaded glazing, as are most of the windows in the house. Elegant built-in display shelving and a wood-burning stove (currently disconnected) add a cosy touch.

The vast kitchen, where dual-aspect windows flood the room with light, can be accessed from the hall or the sitting room. Painted wooden cabinetry lines the walls, allowing space centrally for a large dining table that could comfortably accommodate 10. A small hall at the back leads to a WC and a large basement.

On the first floor are four bedrooms. The large, primary bedroom suite overlooks the landscaped rear gardens with fantastic views of the Downs and has an adjoining en suite with a bath, a WC and a vanity cabinet. A large second bedroom has built-in wooden cabinetry and further views overlooking the Downs. Two further bedrooms, one en suite, overlook the gravelled drive. There is also a large family bathroom finished with pale-blue wooden panelling with a large power shower and a WC. Substantial linen and airing cupboards complete the facilities on this floor.

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The Great Outdoors

From the main reception hall, there is a charming covered veranda, the perfect place for entertaining. The area is sheltered on three sides and has a covered roof, with mature climbing grape vines and wisteria.

Leading from there, the garden stretched for 100 yards over three levels down and wide York stone path with immaculate lawns and borders. Clipped, fifty year old hedging draws the eye along vistas and avenues leading to the bottom of the garden where a seating area overlooks a large pond and affords magnificent views of the setting sun. There are several mature Magnolia trees and well-established plantings.

At the far end of the garden, there is a picketed wooden fence, which allows pedestrian access to the South Downs National Park. A stiff climb brings you to one of the highest points of the South Downs with magnificent views of the English Channel to the south and the fertile Weald to the north.

The front garden is even larger, with a charming courtyard leading to mature wooded areas either side of the gravelled drive, further parking, and a woodland walk to a further seating area with a northern view over the Wildbrooks.

A notable feature of the gardens is the complete lack of road noise, despite Storrington village with all its conveniences being only a mile away.

Out and About

Storrington has a good range of services, including a Waitrose, a Post Office, schools and other facilities. Of special note is the tiny Old Forge restaurant with a menu of flavours rivalling any Michelin-starred establishment. Nearby Pulborough is also well served for amenities with branches of Tesco and Sainsburys to meet additional weekly shopping needs.

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The opportunities for walking, hiking and horse riding in the immediate area are exceptional, not least within the South Downs themselves. The Elizabethan Parham House, with exceptional furniture and magnificent garden and park is within walking distance. There is footpath north over the Brooks to Wisborough Green, with its iconic village green and pubs. A walk along the top of the Downs takes you to Houghton Bridge (with an excellent pub) and Amberley Station.

Amberley itself is one of Sussex's prettiest villages. It is renowned for its historic houses, Norman church and castle (now a Relais and Chateaux hotel) and two excellent pubs.

Petworth is also nearby, celebrated as a hub for the antique industry and home to Petworth House and Park. Petworth also has a wonderful host of amenities, including independent boutiques Bear, Twenty and Tallulah Fox, alongside café and deli The Hungry Guest. The Horse Guards Inn just outside Petworth in Tillington is also of note.

A 20-minute drive away, Madehurst is home to the restaurant with rooms, The Pig in the South Downs, which has been created in the splendid Grade II-listed Georgian house, Madehurst Lodge. The Lodge (built in the 1770s) and its grounds are now home to The Pig's flock of South Downs sheep and are backdropped by remarkable views.

The larger town of Arundel is a 20-minute drive south, a pretty market town on the edge of the South Downs and just a few miles from the West Sussex coast. It is home to Arundel Castle, one of England's longest inhabited country houses, as well as a popular farmers' market and a charming array of shops, cafés and restaurants. Spencer Swaffer Antiques, one of the top decorative antique dealers in the UK, is also located here, and Edgumbes is very popular for tea and coffee.

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The Goodwood Estate is a 30-minute drive away and is very popular both within the county and internationally; it has a golf course, racecourse, and festivals and events throughout the year, including the famous Goodwood Revival. The main house is remarkable, housing an outstanding art collection. It also has a brilliant central clubhouse, The Kennels, which offers fine and informal dining, spas and wellness centres, and a programme of inspiring cultural and arts events throughout the year. Its farm shop has a great selection of fresh organic meat and dairy produce, which is supplied by several farm shops in the wider area. The private aerodrome is exceptionally convenient for private air travel.

Slightly nearer to home is the historic 16,000-acre Cowdray Park Estate near Midhurst, just a 20-minute drive away and encompassing a renowned golf course, polo field, clay pigeon shooting range, stunning parkland and a brilliant farm shop and restaurant, with produce from the estate's Moor Farm. There are countless events held throughout the year, with a firm focus by the Cowdray family on sustainability.

Chichester is also a 30-minute drive west; it has a rich history and a vibrant cultural scene, most notably including the renowned Chichester Festival Theatre and Pallant House Gallery. It is a settlement that dates to the Roman period and is renowned for its outstanding architecture. Chichester Harbour is home to several sailing clubs and many beaches, including the Witterings, which are around 40 minutes away by car. Brighton is also accessible from Greyfriars Lane, some 25 miles south-east.

There is an excellent choice of schools locally. Popular primary options include Storrington, St James' C of E, Bury C of E and West Chiltington C of E. The Weald, Midhurst Rother College and Steyning Grammar all provide secondary education for pupils in Pulborough. All these schools have been graded "Good" or "Outstanding" by Ofsted. Additional excellent state schools in the greater area include Bishop Luffa School in Chichester and BHASVIC Sixth Form College in Brighton.

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For further independent schools in easy reach, Westbourne House School and Oakwood School are both noted prep schools in Chichester. Windlesham House School in Washington is another excellent prep school. Dorset House Prep School in Bury and Great Ballard School in Earham are also of note. All the local independent senior schools offer day or weekly boarding places. The closest is Seaford College in Petworth for day pupils, but Brighton College, Hurstpierpoint College, Portsmouth Grammar School and Portsmouth High School are also accessible. Weekly boarding is, however, a popular option.

Pulborough's mainline railway station is a ten-minute drive away and runs services to London Victoria in approximately 81 minutes, every half hour. There is also easy access to the A27 and the A24, which connect to the M25. London Gatwick Airport is just a 40-minute drive away, while London Heathrow Airport is 70 minutes by car.

Council Tax Band: G

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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.