

INIGO



Whistlers

PETWORTH, WEST SUSSEX

£599,950 FREEHOLD

Built in the 18th century, this Grade II-listed two-bedroom cottage sits in the heart of Petworth, West Sussex. Inside, a series of welcoming living spaces are filled with original features, including the exposed timber frame and brick fireplaces. Outside is a peaceful walled garden, where a summer house and space for hosting and/or relaxing can be found. Pulborough station is a 12-minute drive away and has regular services to London Victoria in approximately one hour and 20 minutes.

Setting the Scene

The history of Petworth is centred around Petworth House and Park, a National Trust-owned estate. There is evidence of a medieval fortified manor house, although the building that stands today was constructed in 1682 and took inspiration from the Palace of Versailles. Notably, the landscape around the house - Petworth Park - was designed by the celebrated 18th-century garden visionary Capability Brown.

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This characterful house was built in the 18th century, with substantial additions a century later. Once the cottage to an adjoining card shop, the house retains many of its original period features, including brick fireplaces, exposed timber beams, and sash and casement windows.

The Grand Tour

This house's smart painted-brick façade is punctuated by windows framed in gunmetal blue. A red panelled door opens to reveal a light-filled dining room. Timber beams span overhead, and a large sash window has painted wooden shutters. Here, a gas stove is set into a brick alcove where a fireplace would have once stood.



A glass-panelled door opens onto the kitchen. It has dual wall ovens, a separate gas hob and ample storage space. A casement window above the sink frames views of the garden - accessible through a set of Crittall-style doors. A guest WC is accessed via a covered walkway from the kitchen.

The sitting room is on the first floor. The house's original timber studs criss-cross its walls, and a working fireplace is perfect for hunkering down on a winter's evening. The principal bedroom is illuminated by light pouring in from a casement window, with views toward the street below. A shared bathroom has a bathtub and a separate shower.

The first floor is also home to a dressing room with built-in storage. From here, an original staircase ascends to the second-floor loft room, currently configured as a guest suite with a sitting room and attached bedroom. In the latter, there is built-in double bed.

A brick-built summer house tucked to the rear of the garden is an ideal spot for curling up with a good book, and would also be suitable as a home office. Its Crittall-style doors are framed by fragrant climbing roses.

A basement provides additional storage space.

The Great Outdoors

A paved area close to the house provides opportunities for sitting out, and unfolds into a gravelled area filled with neat box hedging and bay trees.

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To the rear of the garden, a separate paved area is found near the summer house. Its perimeters are framed by greenery, and there is a mature apple tree that produces Granny Smith apples.

Out and About

The house is situated in the heart of Petworth, a small and highly sought-after market town with cobbled streets and a picturesque mix of medieval through to 18th and 19th-century architecture.

The wonderful Tiffins of Petworth tea room is just around the corner, as is local favourite E. Street Bar & Grill. The town is peppered with an array of independent shops and businesses, including Hennings Wine Merchants, Petworth Antiques Market and Petworth Pop-Up Shop and Boutique.

The National Trust-maintained Petworth House is close by; its art collection includes works by Van Dyck, Turner and Gainsborough. The South Downs National Park is approximately 20 miles away, with its rolling hills, ancient woodlands and chalk cliffs. Closer to home, Rosemary Gardens park is surrounded by trees and greenery.

The Goodwood Estate is within easy reach for golf, motor racing and its brilliant central clubhouse The Kennels, which offers fine and informal dining, and has a programme of inspiring cultural events throughout the year. Its farm shop has a great selection of fresh organic meat and dairy produce, which in turn is supplied in a number of farm shops in the wider area. The coast is also within easy driving distance; Littlehampton is approximately a 30-minute drive away.

There are a number of excellent schooling options in the area, including Petworth C of E Primary, Dorset House, and Midhurst Rother College.

Pulborough station is a 12-minute drive away, and runs regular services to London Victoria in one hour and 20 minutes. Gatwick Airport is roughly 50 minutes away by car.

Council Tax Band: E

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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.