

# Kirdford Farmhouse

Region: The South East    Sleeps: 10

## Overview

Kirdford Farmhouse is the perfect abode to bring the generations together or celebrate a special birthday with your favourite friends. This wonderful property is an oasis of gracious and glorious living, a place of croquet hoops, tennis, cream teas and champagne on English lawns. Its exceptional amenities and its quiet countryside location, close to London, combine to give the best of both worlds. This Grade II Elizabethan timber framed farmhouse comfortably accommodates up to ten guests across its five well appointed double bedrooms, all with ensembles. In addition, upon request and subject to an additional fee, three children can be accommodated on a double and a single sofa bed in the Pink and Mauve Suites respectively. The house sits amid extensive lawns and mature trees that offer total privacy.

The current owners have very sympathetically updated Kirdford Farmhouse to create a magnificent property with homely yet elegant interiors throughout. Charm and character come in lavish abundance. As you explore, you will take in the lofty beams rising above you and feel the tingle of history as you walk around. On the ground floor, you will discover the main entertaining spaces comprising a large atmospheric living room and dining room, with a double aspect fireplace, a fully equipped kitchen boasting all the appliances you could possibly need to whip up a delicious meal and separate utility room. There are numerous comfy sofas sprinkled throughout so you will find wonderful spots for a read of the Sunday newspapers and a pot of tea. 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. Every room is a delight with plenty of character, vintage furnishings and a warm, welcoming ambience.

Outside, the children will enjoy playing croquet or boules on the large lawns or tennis on the court. For the little ones, the garden boasts a wooden play 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 under the stars.

Kirdford Farmhouse enjoys a fantastic location nestled within beautiful West Sussex countryside, just a short distance outside of the village of Kirdford and ten minutes from the delightful small town of Petworth. Midhurst and Chichester will be wonderful hot spots during your stay too. While the home makes an excellent base for those wanting to explore its wonderful countryside surroundings, the coast is easily reachable in making it a fabulous option for those seeking lazy beach days. The stunning and very popular West Wittering Beach is just over twenty minutes away! This superb location invites many popular activities such as racing, flying lessons and other experiences at Goodwood, watching the Gold Cup at Cowdray, golf and shooting at Cowdray and attending the excellent book and music festivals at Petworth.

## Facilities

Tennis Court • Ideal for Xmas/NY • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Exclusive • Golf Nearby • Walking/Hiking Paths • Walk to Village • Romantic • Ideal for Kids • Recommended • Fishing • Ideal for Teens • Pets on Request • Cots (Cribs) • Has Discount • Special Offer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Cottage • <1hr to Airport • Heritage Collection • Parking Space • Wi-Fi/Internet • Rural Location • Decorated for Christmas • Easy By Train • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Garage • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Climbing • Kid-friendly excursions • Amusement park • Playground nearby • Board games • Children's books • Playground • Swings • Slide • Climbing frame • Treehouse • Badminton •

Croquet • Boules/Petanque • Ideal for Babies & Toddlers • Tennis rackets  
• Mattress protector • Plastic crockery • Bath toys • Changing mat • Bibs  
• Food blender • Night lights • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Farmhouse Interiors

- Drawing room and dining room separated by double aspect open fireplace
- Fully-equipped kitchen including Miele ovens, microwave, dishwasher, Nespresso coffee machine and air fryer
- 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

## Outside Grounds

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



playset

- Lakes and a river with double bank fishing
- Parking

### **Additional Facilities**

- Wi-Fi
- Amazon Firestick
- Board games
- Croquet
- Boules
- Clavinova
- Washing machine & dryer
- Fans

# Location & Local Information

Kirdford Farmhouse holds a fantastic position in West Sussex, less than 5 minutes from the village of Kirdford, home to The Half Moon gastropub. Petworth, a charming market town 10 minutes away, boasts Petworth House, St. Mary's Church, a cobblestone market square, and the annual Petworth Festival. Surrounded by South Downs National Park, Petworth offers heritage, events, and natural beauty. Nearby attractions include Nymans, Arundel Castle (25 minutes away), and local walking destinations like Lavington Common and Devil's Dyke.

Chichester, 40 minutes away, features Chichester Cathedral, Roman city walls, Chichester Cross, a vibrant theatre scene, boutique shops, and Priory Park. The Weald & Downland Living Museum showcases rural history. Cowdray, 20 minutes away, offers Cowdray House ruins, a golf club, a farm shop, and polo club.

West Wittering, a haven of natural beauty, is renowned for its Blue Flag beach with golden sands, rolling dunes, and a nature reserve. It's a favorite destination for water sports enthusiasts enjoying windsurfing and kiteboarding. The village's relaxed charm, complete with beach huts, cafes, and local shops, makes it an ideal spot for a peaceful seaside escape.

Goodwood Racecourse, set against the South Downs, is a premier horse racing destination, hosting world-class events like the Glorious Goodwood Festival, with thrilling races and panoramic countryside views.

## 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/> (<https://halfmoonkirdford.co.uk/>)

### *Arundel Castle*

*Magnificent castle, open between April and November.*  
(<http://www.arundelcastle.org/>><http://www.arundelcastle.org/>)

### *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>  
(<https://www.nationaltrust.org.uk/petworth-house-and-park>)

### *Nymans*

Romantic house with extensive and beautifully-maintained gardens.  
<https://www.nationaltrust.org.uk/nymans>  
(<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/> (<https://www.goodwood.com/>)



### *Goodwood Racecourse*

The most beautiful racecourse in the world.

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

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

### *South Downs National Park*

England's newest National Park.

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

### *Cissbury Ring*

The most historic hill on the South Downs.

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

(<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>

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

### *West Wittering Beach*

Unspoilt, family-friendly beach.

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

## Local Amenities

Nearest Airport	<b>London Gatwick Airport (43 km)</b>
Nearest Beach	<b>Climping (32 km)</b>
Nearest Beach	<b>West Wittering (49 km)</b>
Nearest Ferry Port	<b>Portsmouth Ferry Port (66 km)</b>
Nearest Golf	<b>Slinfold Golf &amp; Country Club (14 km)</b>
Nearest Restaurant	<b>The Half Moon, Kirdford (1.2 km)</b>
Nearest Supermarket	<b>Co-Op Food, Petworth (8.5 km)</b>
Nearest Town	<b>Petworth (9 km)</b>
Nearest Train Station	<b>Billingshurst Train Station (10km)</b>
Nearest Village	<b>Kirdford (1.5 km)</b>

## What we love

- Kirdford Farmhouse is a real beauty, oozing charm, character and luxurious comfort in lavish abundance. You will be tempted to hole up in this glorious home, enjoying its stunning entertaining spaces and beautiful garden!
- The house is nestled within the Sussex Weald, enjoy very easy access to brilliant attractions, gorgeous towns and village, an endless list of prestigious locations and the wonderful, blissful sands of West Wittering
- 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 (3 bedrooms) and additional annexe (2 bedrooms).
- Those travelling with very young children should ensure they take care when exploring the gardens due to the lake.
- 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.

# Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **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 £50 per dog per stay. Please state the breed at the time of booking. All dogs must stay downstairs and off furniture.
- **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. During the winter season complimentary logs are provided for an initial fire. Extra logs are available for guests at an additional cost Upon request, three additional children between the ages of 3-16 can be accommodated on a double and a single sofa bed 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. A cot and highchair are available on request.
- **Changeover day:** Friday. All other changeover days on request.
- **End of stay cleaning:** Standard changeover clean included in the price. 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.
- **Smoking Allowed?:** Smoking & vaping are not permitted.
- **Minimum stay:** 7 nights approximately late-may to end-August and during October half term, 5 nights during Xmas and NY. 3 nights during all other periods.
- **Internet access?:** Wi-Fi internet access included.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.