



# Barkfold Manor Estate

Kirdford, West Sussex, RH14 0JH

Batcheller  
Monkhouse



# BARKFOLD MANOR ESTATE

A distinguished Grade II listed manor house with internal staff accommodation, two detached dwellings, a stable flat and excellent equestrian facilities. Set in a sought-after rural location a mile east of Kirdford, the estate extends to about 57.48 acres (23.26 hectares), with further parcels (21.76 acres and 6.47 acres) available by separate negotiation.

## Manor House

- 5 Reception Rooms
- 10 Spacious Bedrooms
- 6 Bathrooms, 3 En-Suite
- Staff Accommodation

## Equestrian Facilities

- Traditional Stable Yard
- Range of Outbuildings
- Outdoor Sand School
- Covered Horse Walker

## Grounds

- Paddocks & Woodland
- Arable Land
- Outdoor Swimming Pool

## Additional Accommodation

- "Old Cottage" - 3 Bedrooms
- Stable Bungalow - 3 Bedrooms
- Stable Flat - 2 Bedrooms



## DESCRIPTION

Set in a glorious rural location, this exceptional estate extends to approximately 57.48 acres. Two further parcels including 21.76 acres south of Kirdford Road and 6.47 acres to the south west are available by separate negotiation, bringing the total to 85.71 acres. The property offers a rare combination of history, space and lifestyle.

The Estate offers exceptional equestrian facilities, which for many years operated as a commercial livery enterprise separate to The Manor. The principal residence, believed to date from the late 16th or early 17th century, provides over 10,000 sq.ft. of elegant accommodation, including a staff flat.

Within the formal grounds lies "Old Cottage", a charming three-bedroom bungalow, while the estate also features a traditional stable yard with a flat above and an additional three-bedroom bungalow.

For equestrian enthusiasts, the property boasts outstanding facilities including a range of stables, a sand school, and a covered horse walker, complemented by useful outbuildings.

**Racing aficionados may appreciate the estate's heritage as the former home of Aldaniti, winner of the 1981 Grand National.**

## THE MANOR

A distinguished brick and ragstone residence beneath a classic Horsham stone roof, arranged over three elegant floors.

### Ground Floor

Step through a stone and oak-panelled door into a welcoming entrance hall with exposed floorboards. The ground floor offers a series of impressive reception spaces, including:

- A stunning **family room** with exposed beams, open fireplace, and oak bressummer.
- A charming **drawing room** featuring a carved marble fireplace, French doors, and illuminated display alcoves.



- A **study** with pine panelling, open fireplace, and walk-in bar, alongside a further **reception room**.
- A formal **dining room** with decorative cornice and carved pine fireplace, leading to a servery and **breakfast room**.

#### First Floor

A galleried landing leads to the **principal bedroom** with fitted wardrobes and **en-suite shower room**.

**Four additional bedrooms** feature built-in storage, complemented by **three family bathrooms** (two en-suite).

#### Second Floor

The top floor offers exceptional versatility with a **reception room**, **sauna/gym**, attic storage, and **five further bedrooms**.

**Two bathrooms** and a **separate cloakroom** complete this level.

#### Staff Accommodation

Accessed via a secondary staircase from the landing, the self-contained flat offers an open-plan **kitchenette** and **living area**, a comfortable **bedroom**, and a **bathroom** with **separate WC**

### OLD COTTAGE

Positioned to the northwest of the main house and adjoining the garage block, "Old Cottage" is a charming single-storey residence. It features an entrance lobby leading to a well-equipped **kitchen**, a light-filled **sitting room**, a separate **dining room**, **three bedrooms**, and a **family bathroom**.

### BUILDINGS AND EQUESTRIAN FACILITIES

The estate offers exceptional equestrian amenities, including:

- A traditional **'U'-shaped stable yard** with 13 stables and a tack room, arranged around a central lawn and walkway.
- Stables are fitted with concrete block partitions, timber doors, metal grills, and rubber-matted concrete floors.
- Two additional timber-clad **stable blocks**, each housing two stables.
- A timber-framed **granary** divided into two rooms.
- An open-sided oak-framed **barn** and a **Sussex barn**, currently used as a feed room and store.
- A steel-framed **Dutch barn** nestled within the woodland.
- A **60m x 20m outdoor sand school** with a sand and rubber surface.
- A John Funnel Claydon covered **horse walker** with **five stalls** and rubber flooring.
- Further outbuildings include a **garage** block, garden store, and **pool house**.





## STABLE FLAT

Occupying the first floor in the northeast corner of the main yard, the Stable Flat is accessed via a porch and stairway above the stables. The accommodation includes:

- Entrance lobby leading to a landing with doors to a spacious **living room, two bedrooms**, and a **bathroom**.
- A fitted **kitchen** with built-in cupboards, sink unit, and space for appliances including a washing machine.

## STABLE BUNGALOW

Located north of the Stable Yard, this detached single-storey home offers:

- Entrance hall opening to a comfortable **living room** with wood burner set in a stone surround.
- **Kitchen/dining room** with fitted units, stainless steel sink, and cooker point.
- **Three bedrooms** and a **family bathroom**.
- Outside, a small **garden** surrounds the bungalow, enclosed in part by post-and-rail fencing and partly open to the main yard.

## PADDOCKS AND WOODLAND

The paddocks encircle the stable yard and buildings, each with post-and-rail fencing, automatic water supply, and field shelters. To the northeast of the sand school lies a parcel of mixed woodland, featuring a Dutch barn and a short canter track with sand and rubber surface.

**Note:** A small section of common land lies to the south of The Manor, comprising sparse woodland and verge adjacent to Kirdford Road.

## ADDITIONAL LAND

South of Kirdford Road, an isolated parcel of gently sloping arable land complements the estate. In total approximately 21.67 acres.

To the south west there is a small field and common land. In total approximately 6.47 acres.

Available by separate negotiation.

## AMENITIES

**Local:** The charming village of Kirdford offers a vibrant community with two welcoming pubs, a parish church, and a well-stocked village store.

**Schools:** Excellent educational options include Plaistow and Kirdford Primary School, Loxwood Primary School, Little Acorns Pre-School, Billingshurst Primary School. The Weald Secondary Community School and Sixth Form. A range of private schools are also available nearby.





**Nearby Towns:** Petworth (approximately 6.1 miles), Billingshurst (approximately 4.7 miles), Haslemere (approximately 12.3 miles), Horsham (approximately 12.2 miles), Guildford (approximately 17.6 miles), Chichester (approximately 21.4 miles), London (approximately 48.9 miles).

**Transport:** Mainline rail services to London Waterloo from Haslemere and to London Victoria from Billingshurst. Road links via the A283 connect to the A3 for Guildford and London. Gatwick Airport is approximately 17 miles away.

**Leisure:** The area offers a wealth of recreational opportunities, including Kirdford Cricket Club, the Kirdford Players Amateur Dramatics Society, and a village playing field with pavilion and tennis court. Outdoor enthusiasts will enjoy the South Downs National Park and the cross-country schooling course at Coombelands Equestrian in Pulborough. Further attractions include horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at the prestigious West Sussex course in Pulborough, and the world-famous Festival of Speed at Goodwood. Cultural highlights include theatres in Horsham, Guildford, and Chichester.

## DIRECTIONS

From Billingshurst, proceed west on the A272 towards Petworth and upon reaching Wisborough Green, turn right immediately before the village green and first left towards Kirdford. Proceed for approximately 2 miles along the Kirdford Road and the property will be found on the right hand side.

**What3Words:** ///demotion.leaflet.escapes

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, East Pallant House, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166. Website: [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Services (not checked or tested):** All dwellings benefit from mains water, mains electricity and private drainage. Oil fired heating to Barkfold Manor, Old Cottage and Stable Bungalow. Electric heating to Stable Flat.

**Rights and Easements:** Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. A bridleway enters through the easternmost entrance and follows the drive north. A footpath briefly crosses a very small sliver of the additional land on the south side of Kirdford Road (Linfold Road). Some roadside verges and small areas are designated as common land. Please speak to the agent for further details.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.



**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number: WSX437536.

**EPC Rating -** Manor House: F. Old Cottage: E. Stable Bungalow: E. The Stable Flat: E.

**Council Tax Band -** Manor House: H. Old Cottage: E. Stable Bungalow: E. The Stable Flat: A



**GUIDE PRICE £4,950,000**

### Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

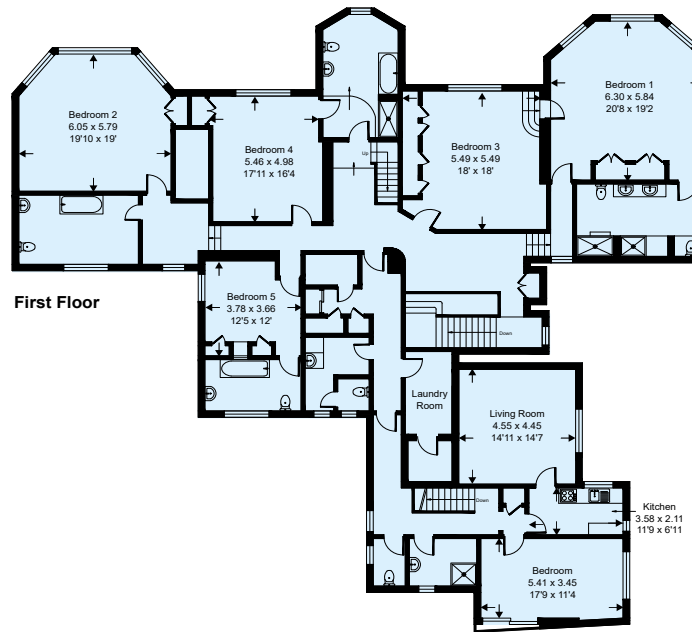
Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.





# Barkfold Manor, RH14

Approximate Gross Internal Area = 1012.6 sq m / 10900 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

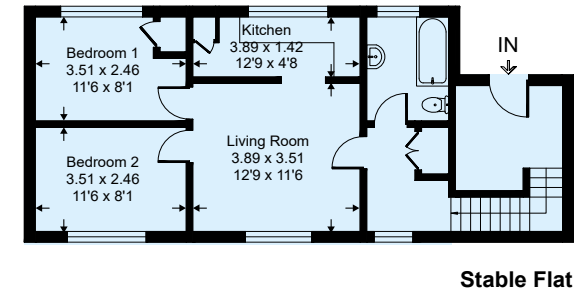
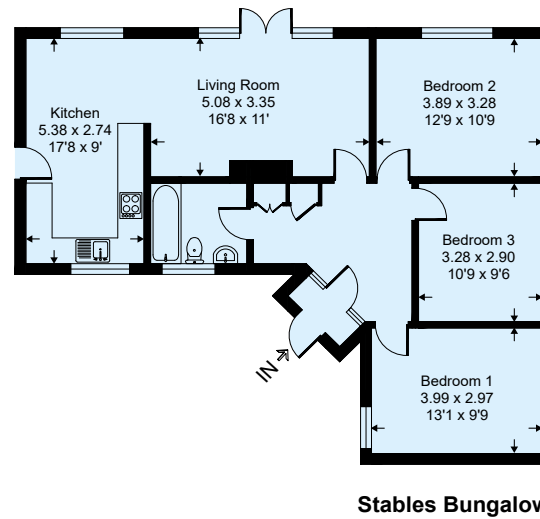
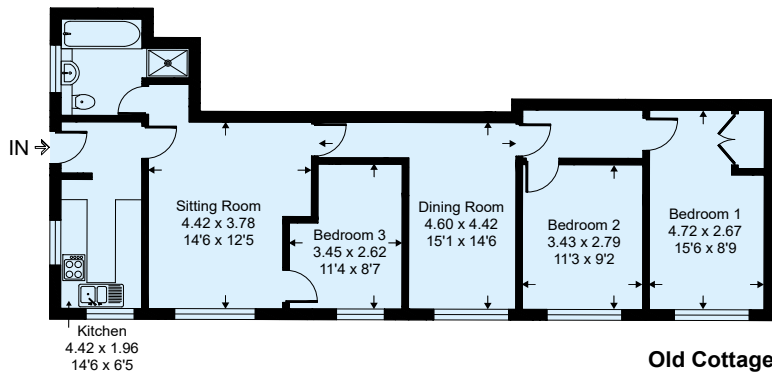
# Barkfold Manor - Additional Accommodation

Approximate Stables Bungalow Internal Area = 84.5 sq m / 910 sq ft

Approximate Stables Flat Internal Area = 57.8 sq m / 623 sq ft

Approximate Old Cottage Internal Area = 80.3 sq m / 865 sq ft

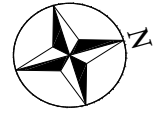
Approximate Total Internal Area = 222.6 sq m / 2398 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

# Barkfold Manor Stables

Approximate Outbuildings Internal Area = 438.8 sq m / 4724 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

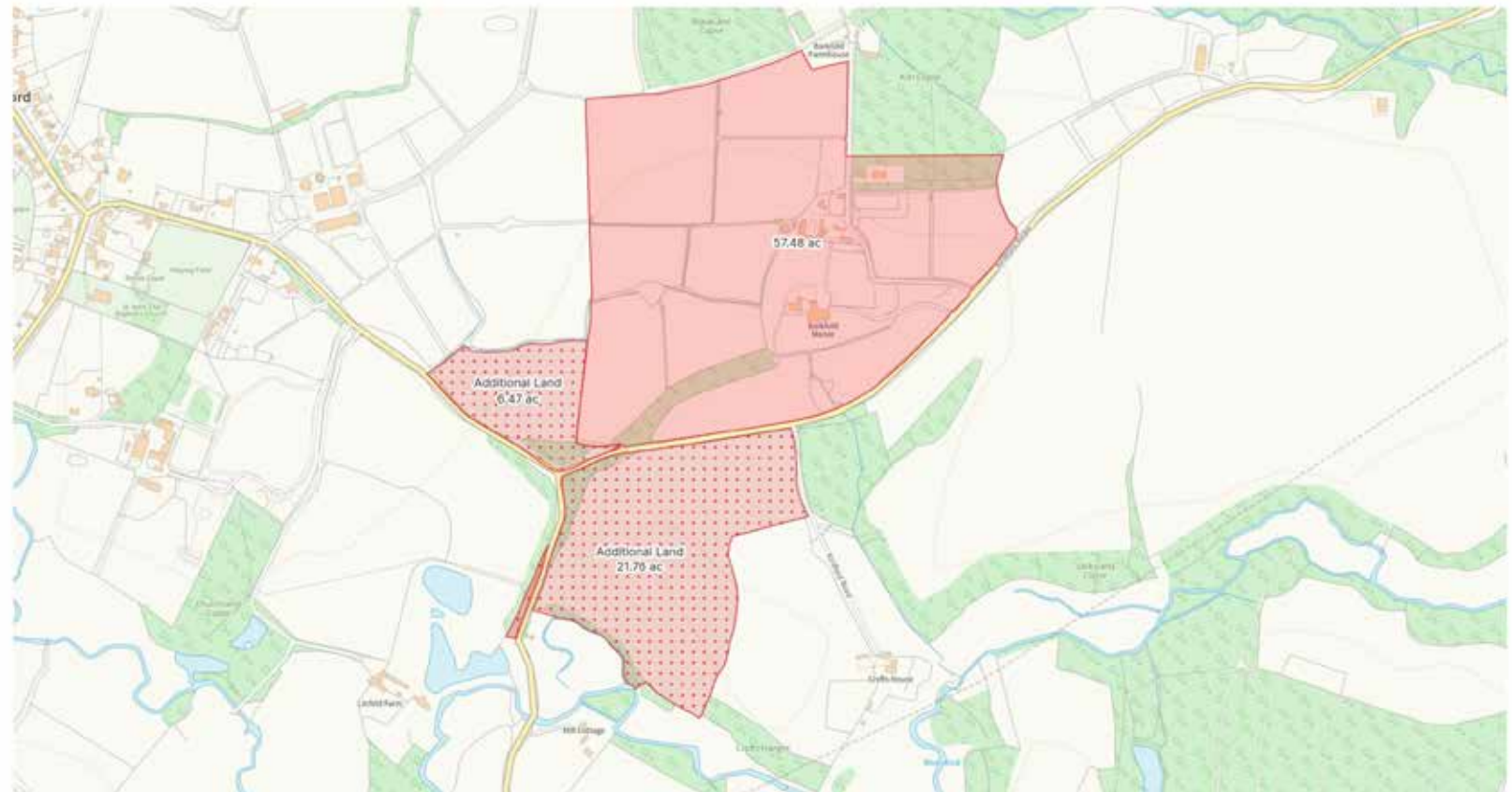
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



**Barkfold Manor Estate, Kirdford, Billingshurst,  
West Sussex, RH14 0JH**



Produced on Land App, Apr 2, 2025.  
© Crown copyright and database rights 2025 (Ordnance Survey licence number 100059532)

For identification purposes only and excluded from any contract

