



COSTRONG FARM, NR KIRDFORD





COSTRONG FARM

Plaistow Road
Nr Kirdford
West Sussex RH14 0LA

Freehold For Sale (as a whole)

A rare opportunity to purchase a private farm, formerly a fruit farm & nursery, in a superb rural location incorporating a fine Grade II listed farmhouse, with adjacent barn & cottage, 3 staff properties and assorted outbuildings & glasshouses set in a total of 74.8 acres of land, including 2 lakes & a small parcel of woodland

The Farm comprises

Costrong Farmhouse (RH14 0LA)

A Grade II listed 4 bedroom country house with adjacent timber barn, swimming pool, various outbuildings, gardens & grounds including a small orchard and Costrong Farm Bungalow, a 1 bedroom bungalow

Ravens Nest (RH14 0LA)

An attractive detached 3 bedroom house with private garden, 4 bay garage and large barn

Furze Cottage (RH14 0JY)

Originally with an Agricultural Occupancy Restriction
A 3 bedroom semi detached cottage with private garden

Glen Cova (RH14 0JY)

Originally with an Agricultural Occupancy Restriction
A 3 bedroom semi detached cottage with private garden

Former Fruit Farm Shop and Nursery (RH14 0JY)

Assorted glasshouses, polytunnel, farm shop, cold store and further stores

Land

Pasture, 2 irrigation reservoirs, boathouse and woodland
In all extending to about 74.8 acres (30.27 ha)

VIEWING

Strictly only by confirmed appointment with the sole agents RH & RW Clutton
Petworth - 01798 344554 or East Grinstead - 01342 410122

DESCRIPTION

Costrong Farm was once a very productive fruit farm and has been in the same ownership for over 50 years. Most of the fruit trees have been removed over the years, with the majority of the land having been put back into pasture. The farm is situated on 2 sides of the Plaistow Road, with the main farmhouse, with cottage, timber framed Sussex barn, lake and farm manager's house, plus 59.45 acres on the east side, and a pair of cottages, a former farm shop, glasshouses, lake and 15.35 acres on the west side of Plaistow Road.

Costrong Farmhouse is a lovely grade II listed farmhouse believed to date from the 17th Century or earlier with attractive external elevations that include red brick with half tile hanging, that includes fish scale tiles, with casement leaded light windows, under a Horsham slab roof. There are many period features including extensive exposed beams, inglenook fireplaces, also with some lovely oak doors. Whilst the property has been very maintained over the years, it would benefit from some modernization. The house includes a good size garden and a heated swimming pool. The accommodation includes an entrance porch, rear entrance hall/utility, kitchen/breakfast room, pantry, cloakroom, triple aspect sitting room, bar, dining room, study and, on the first floor, a main bedroom with en suite bathroom, 3 further double bedrooms and a family bathroom.

Adjacent to the farmhouse is a beautiful 7 bay timber framed **Sussex Barn**, with attached stores. Beyond this is **Costrong Bungalow**, arranged as a sitting room with kitchenette, bedroom and a bathroom.

Beyond the house, barn and bungalow are a range of enclosed and open bay timber outbuildings



and behind this is a large lake, with Pump House and small Boat House. Beyond the lake and with access from Plaistow Road is **Ravens Nest**. Built within the last 60 years and used as the farm manager's house, this spacious modern house includes an entrance hall, sitting room, kitchen/breakfast room, cloakroom, office and, on the first floor 3 bedrooms and a family bathroom. There is a good size garden, a 3 bay garage with an attached brick barn.

Opposite Ravens Nest are a pair of cottages, built within the last 60 years, originally with Agricultural Occupancy Restrictions. On the north side is **Furze Cottage** which includes an entrance hall, sitting room, kitchen/breakfast room, cloakroom and, on the first floor, 3 bedrooms and a family bathroom. There is an external store and a garden, with parking at the front.

On the south side is **Glen Cova**, which includes an entrance hall, sitting room, kitchen/breakfast room, cloakroom and, on the first floor, 3 bedrooms and a family bathroom. There is an external store and a garden, with parking at the front

Behind the cottages is the remainder of the farm which includes a former **Fruit Farm, Shop and Nursery**, that includes 2 substantial glasshouses totalling approximately 20,000 sq ft, 1 smaller glasshouse, 1 large polytunnel, a former farm shop with cold store, further storage and 2 external w.c.'s.

The land was formerly a successful fruit farm and is now mainly pasture with just over 5 acres of mixed woodland and 2 large manmade irrigation reservoirs. In all extending to about 74.8 acres (30.27 hectares).



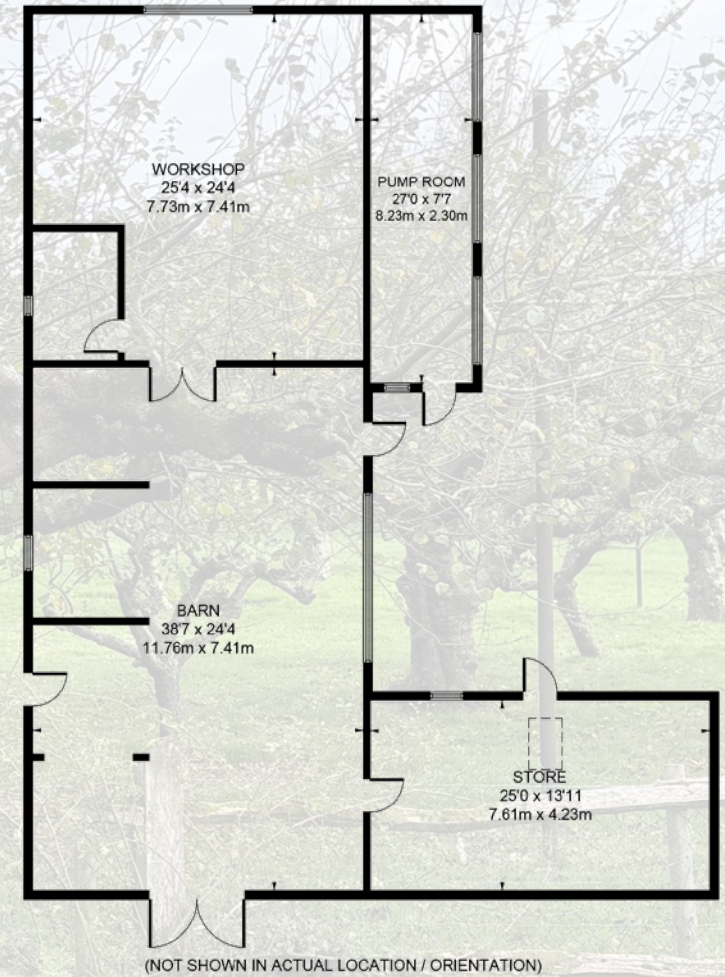
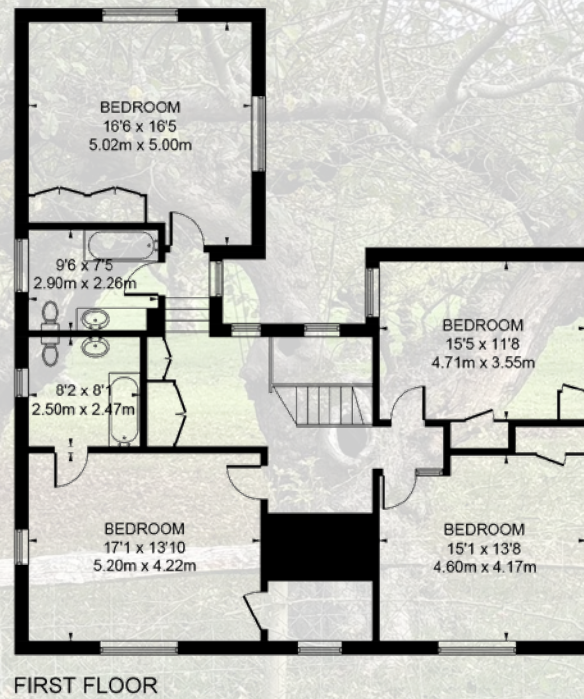
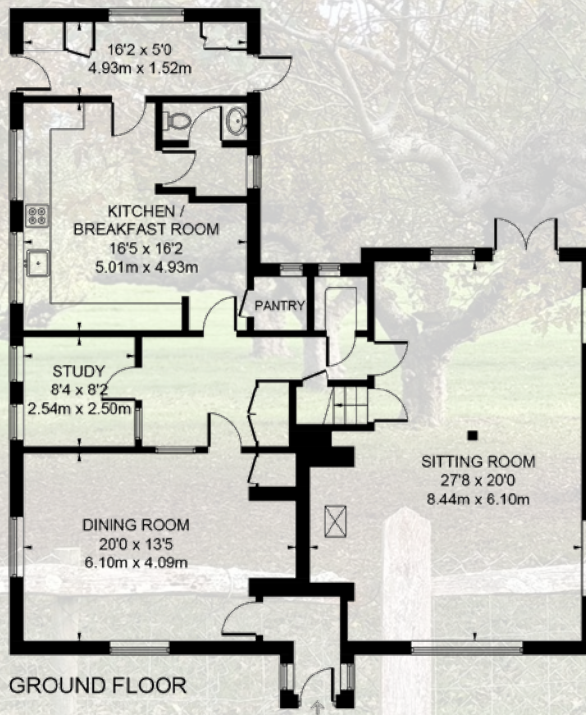


COSTRONG FARM, BARN, WORKSHOP, STORE & PUMP ROOM

Approximate Gross Internal Area = 2800 sq ft / 260.1 sq m

Outbuildings = 2133 sq ft / 198.2 sq m

Total = 4933 sq ft / 458.3 sq m



LOCATION AND AMENITIES

Costrong Farm is located on a country lane in a delightful rural location between the popular villages of Kirdford and Plaistow. Kirdford has an award winning village shop, two public houses, a village school and a medieval church with features from Saxon & Norman times. Plaistow also has a public house, primary school, and church.

The popular historic town of Petworth, with a wide range of independent shops and the National Trust owned Petworth House, is about 6.5 miles to the west and Billingshurst is about 7 miles away to the east with a mainline service to Victoria and London Bridge. Alternatively, Haslemere (about 9 miles) offers an extended and more comprehensive range of shops and a fast service to London Waterloo. There are many walking and riding opportunities locally and a number of golf clubs within easy reach. Sailing can be enjoyed on the south coast at Chichester with horse racing and motor racing at Goodwood, and polo at Cowdray Park, Midhurst.

TENURE & POSSESSION

The property is being offered freehold with vacant possession of the farmhouse. There are currently Assured Shorthold Tenancies on Furze Cottage, Glen Cova and Costrong Bungalow and Section 21b notices have been issued to gain vacant possession. Further details of which are available upon request. The glasshouses, nursery and part of the land are let on a Farm Business tenancy running from 1st March 2025 to 31st January 2026. The balance of the land is let on a separate Farm Business Tenancy running from 1st March 2025 to the 31st August 2025.

SPORTING RIGHTS, MINERAL & TIMBER

These are included within the freehold in so far as they are owned.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether private or public, including



rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

A bridlepath runs east/west along the northern boundary and a footpath then runs through the parcel of woodland and to the south of the farmhouse

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

Both Furze Cottage and Glen Cova have historic agricultural occupancy conditions. The farmhouse is Grade II listed.

SERVICES (Not tested and therefore not warranted)

Mains electricity and water are connected. Costrong Farmhouse, Glen Cova and Furze Cottage have oil fired central heating. Ravens Nest has LPG gas fired boiler and Costrong Farm Bungalow has electric heating. Various private drainage systems.

PLANS

The plans and stated acreages in these details are for identification and information purposes only and potential purchasers must rely on their own investigations.

ENTITLEMENTS

The vendor will retain the remaining delinked payments



HEALTH & SAFETY

The nature of the buildings do not present a particular hazard, however great care must be taken in walking through the glass houses and around the open water.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale including the farm machinery and related equipment.

LOCAL AUTHORITIES

West Sussex County Council 01243 777100
Chichester District Council 01243 785166

COUNCIL TAX (2025/2026)

Costrong Farm	Band G £3,939.17
Costrong Bungalow	Band B £1,838.28
Glen Cova	Band D £2,363.50
Furze Cottage	Band D £2,363.50
Ravens Nest	Band E £2,888.72

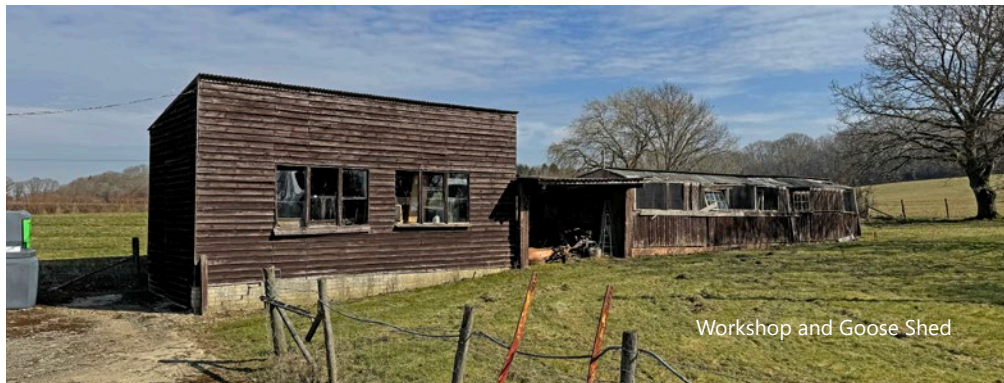
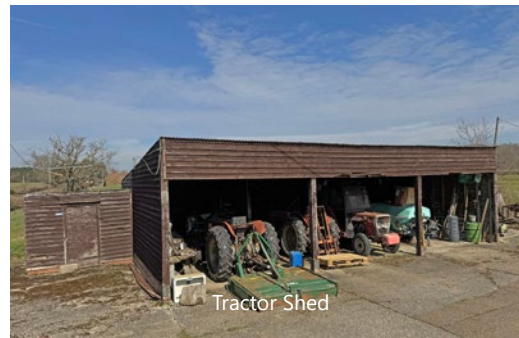
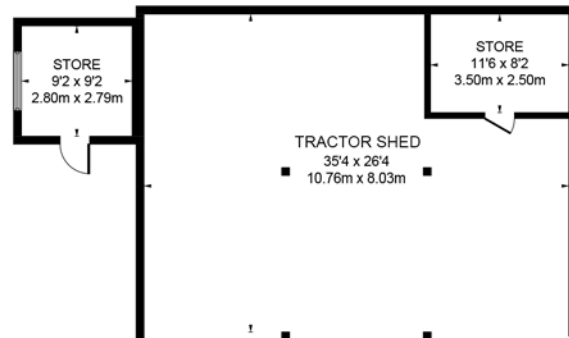
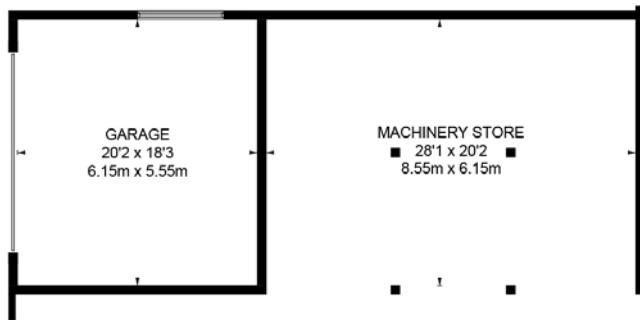
EPC

Costrong Farm	E (51)
Costrong Bungalow	E (40)
Glen Cova	E (42)
Furze Cottage	E (42)
Ravens Nest	G (19)

VIEWING

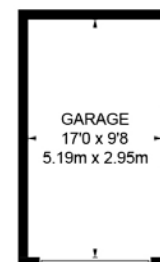
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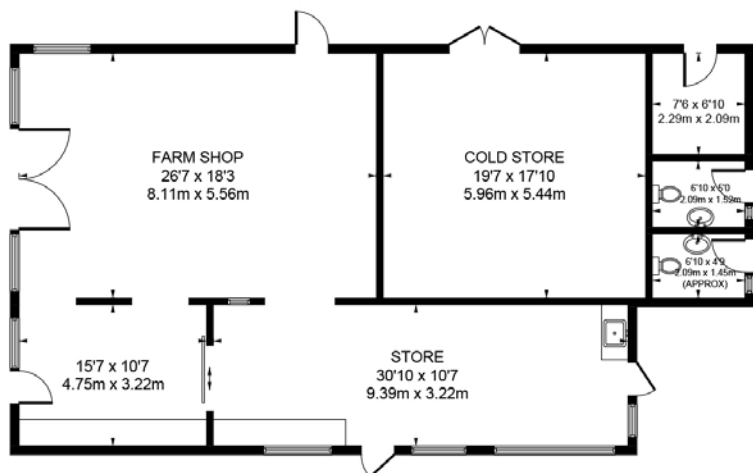
COSTRONG FARM, BUNGALOW AND OUTBUILDINGS

1. Garage & machinery store
2. Tractor shed
3. Workshop
4. Goose shed
5. Small garage
6. Bungalow

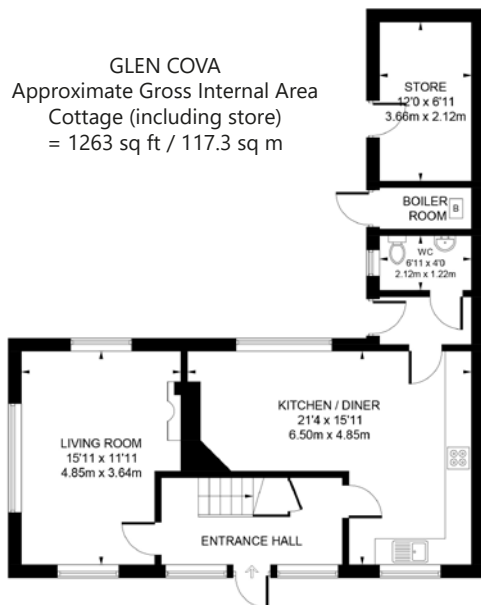


Costrong Farm Bungalow 363 sq ft / 33.7 sq m

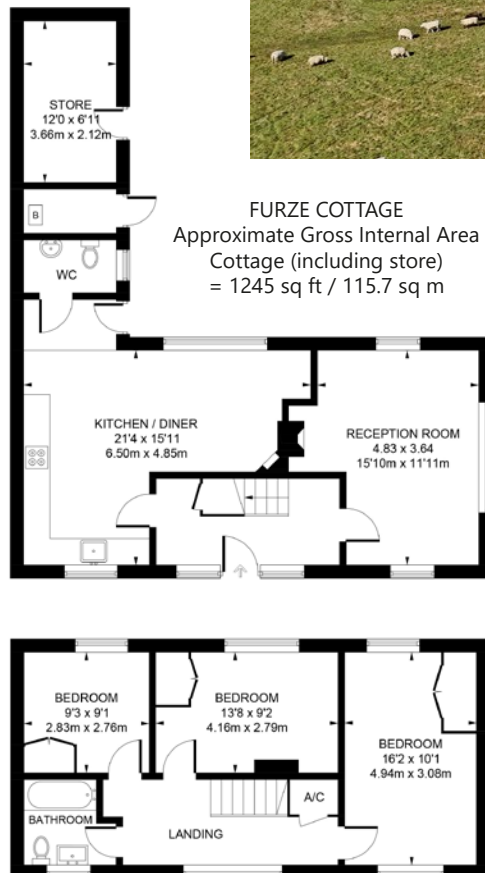




GLEN COVA
Approximate Gross Internal Area
Cottage (including store)
= 1263 sq ft / 117.3 sq m



FURZE COTTAGE
Approximate Gross Internal Area
Cottage (including store)
= 1245 sq ft / 115.7 sq m



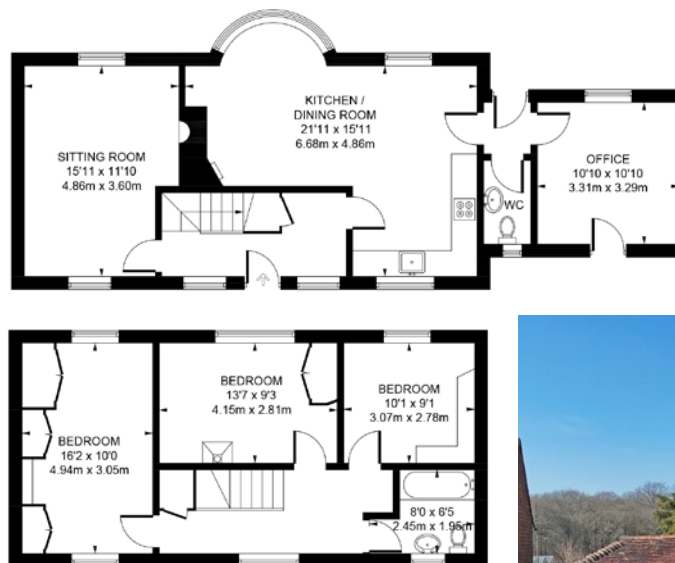
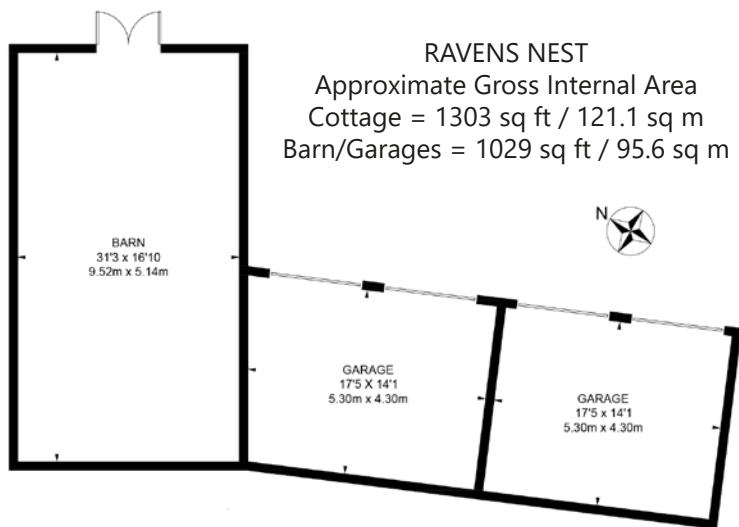
Glen Cova

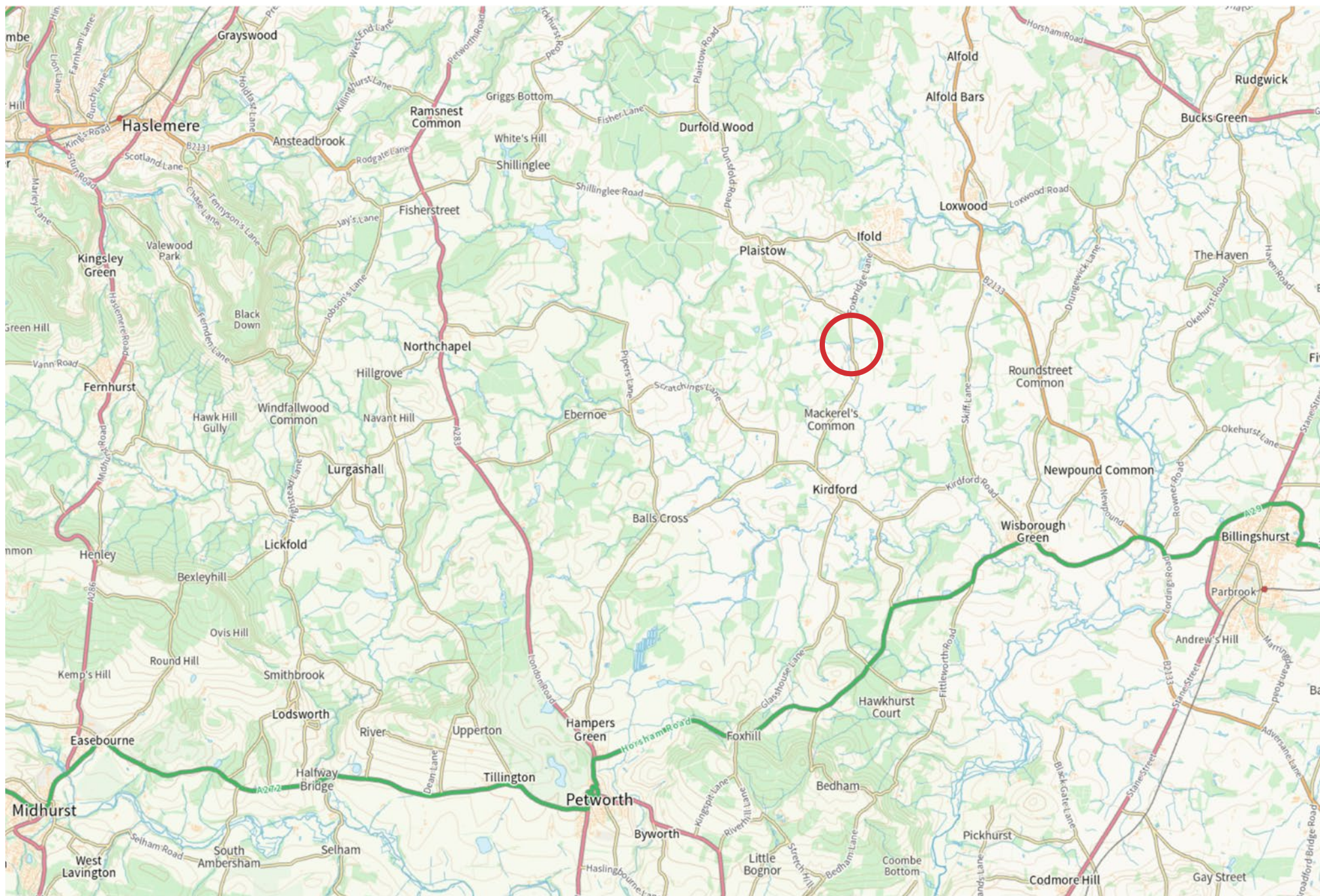
Furze Cottage

GLASSHOUSES, POLYTUNNEL & FARM SHOP

1. Large - 109'5 x 90'10 (33.34m x 27.68m)
2. Large - 108'9 x 93'6 (33.14m x 28.51m)
3. Polytunnel - 51'3 x 21'2 (15.62m x 6.46m)
4. Small - 96'9 x 50' (29.5m x 15.25m)
5. Farmshop etc (see floorplan)









NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property.

Property particulars prepared April 2025

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