



Nutknowle Cottages | Brighton Road | Woodmancote | West Sussex | BN5 9SS

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in excess of : £850,000 | Freehold



- Charming, detached 4 bed character property in a semi-rural location
- Lots of potential. In need of some updating
- Situated on a mature plot of just over half an acre (0.20 hectares)
- Four bedrooms plus useful study/dressing room
- Three good size reception rooms, reception hall and Kitchen with utility
- Detached garage block with loft room over. LPG central heating

Description

A delightful, detached period cottage, situated in a semi-rural location, originally constructed, we understand, in the 1830s as two cottages with latter additions in the 1880s and 1950s. The property was converted into one dwelling probably in the 1980s and although now in need of updating, offers ample scope to create a charming spacious character home. The property has numerous features including a lovely, secluded and mature plot of around half an acre (to be verified), a double garage block with a useful loft room/potential home office (subject to any necessary consents), four sizeable bedrooms plus good reception space including a 23'3 x 11'2 (7.09m x 3.40m) double aspect sitting room. The property has brick and tile hung elevations under a clay tiled roof and an accompanied internal inspection is highly recommended.

Brick built **Entrance Canopy** with pitched roof with a ledged and braced door leading to the **Entrance Hall** that has fitted book shelving, painted brick fireplace and a multipaned window overlooking the gardens. One latched door leads to the Inner Hall and breakfast room whilst the other leads to the magnificent **Sitting Room**, a double aspect room with multipaned windows overlooking the gardens. Brick open fireplace with raised quarry tiled hearth and log store and mantle fitted bookshelves and television unit. Skirting radiator. Latched door to **Dining Room**, multipaned windows overlooking rear of the property. Fitted display unit and sideboard. One wall in exposed fairfaced brick. Latched door to **Rear Lobby** that has a ledged and braced door to the Outside Large walk-in **Larder** with Crittall window and a brick floor, The **Utility Room** has a WC part tiled walk, stainless steel sink top with mixer tap. Adjoining worksurfaces with space and plumbing for washing machine. Matching hanging wall cabinets and a brick floor. **Kitchen** fitted in a range of white fronted units with laminated worksurfaces comprising one and half bowl sink top with mixer tap, Neff dishwasher, Electrolux built in double oven and separate Blomberg Ceran hob, part tiled walls, brick floor, window overlooking the rear garden.

Breakfast Room with brick floor. fitted cupboard housing Worcester LP boiler. Understairs storage cupboard. The **Inner Hall** has a staircase leading to the **First Floor Landing**. Access panel to roof space. Double **Bedroom** to the south of the property with a window overlooking the rear garden. Built-in over stairs storage cupboard, and a decorative wrought iron fireplace. Further double **Bedroom** with a pleasant outlook over the gardens. Wrought iron decorative fireplace, one wall in exposed fairfaced brick, skirting board radiator. **Bathroom** with shaped bath with tiled surround. Raised area with low-level WC bidet and fully tiled shower cubicle. Oval wash hand basin set in vanity unit with drawers and cupboards, fully tiled walls, Dimplex wall mounted electric heater. There is a further **Bedroom** to the rear of the property that is currently used as a study/hobby room with a former chimney breast, radiator, skirting board radiator, cupboard providing access to extensive under eaves storage. The Main Bedroom is accessed via a further room currently used as a **Library/Study** but could be used as a dressing room, with over stairs storage cupboard and a latched door leading to the **Main Bedroom** that has a range of fitted wardrobe cupboards, headboard with shelving unit. One wall in exposed brick, window overlooking the garden. Further access to the under eaves storage.

Outside There is a separate drive accessed off Blackstone Lane with parking for one car and leading to the detached **Double Garage** block of brick construction under a tiled roof. With electric up and over door. Side personnel door electric light and power., Access via a ladder to the first-floor **Loft Area** currently used as a workshop that could be used for a home office or studio subject to any necessary consents. The extensive and mature gardens surround the property and comprise various areas of lawn with mature trees, including productive fruit trees and shrubs and numerous vegetable gardens. To the Southern boundary is a pedestrian gate and a five-bar gate leading onto the Brighton Road that could provide a separate access subject to any necessary consents. A brick pathway and patio lead around to the rear of the property and towards some useful timber and corrugated iron-clad outbuildings along with some brick-built stores. In all the delightful and secluded gardens extend to approximately half an acre. Outside water tap.

Location

The property is situated in a semi-rural location, about one and a half miles of Henfield village High Street and approached via Blackstone Lane. Henfield has a wealth of local





shops, trades and services, with a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, library and churches of most denominations as well as C of E Primary School. Hassocks is approx. 6 miles to the East and has a mainline railway station with direct services to London Bridge, Victoria and Gatwick. The coastal City of Brighton is approx. 8 miles (sea front) to the South and offers an excellent range of shops, trades, services and entertainment facilities. The A23 is approx. 3.5 miles to the East and gives good access to the M23/M25 and national motorway network. Golf is available at Singing Hills, Albourne, Devil's Dyke and Pyecombe, whilst local equestrian events are available at Pyecombe, Hickstead, the South of England Showground at Ardingly and Borde Hill. There is a good selection of public and state schools in the local area.

Information

Property Reference: HJB02576 Photos & particulars prepared: Oct 2023 (RT)

Services: Mains electricity & water, LPG central heating, cess pit drainage.

Local Authority: Horsham Council Tax Band: 'F'

Directions

From Henfield Common proceed east along the A281. After approximately one and a half miles turn left into Blackstone Lane, where the drive for the property will be seen immediately on the right.

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Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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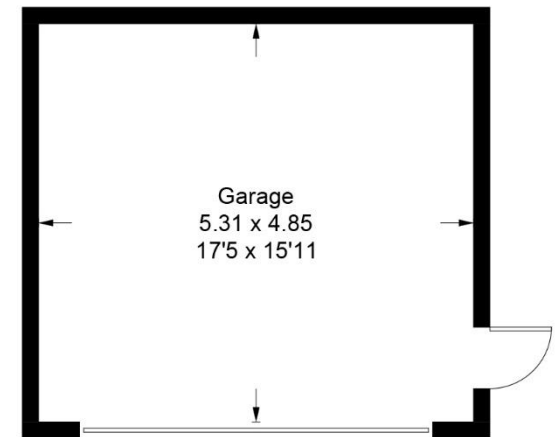
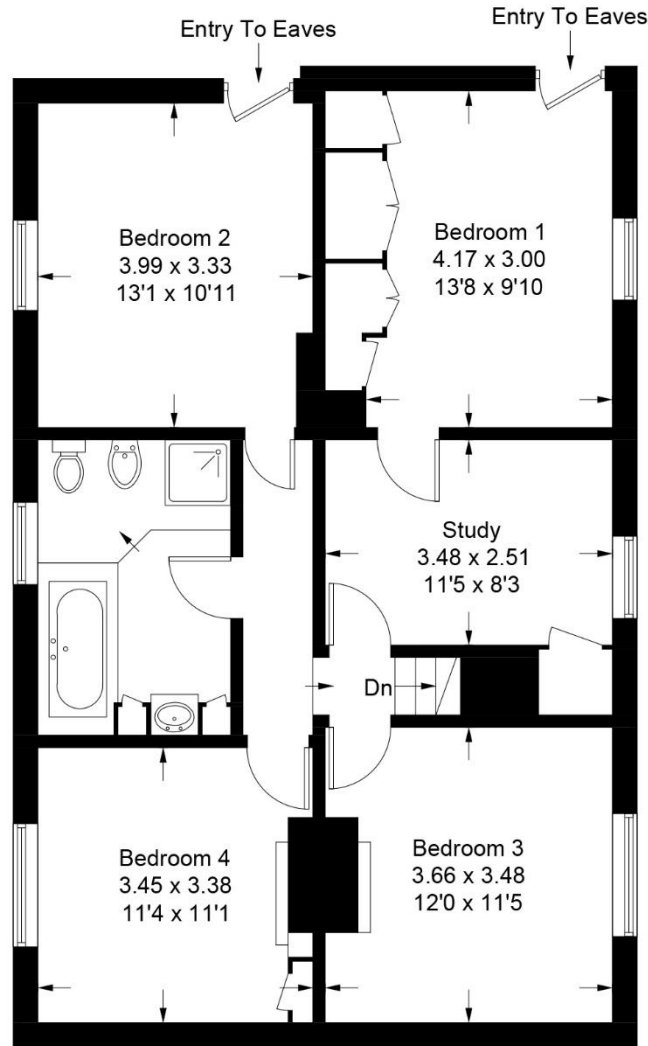
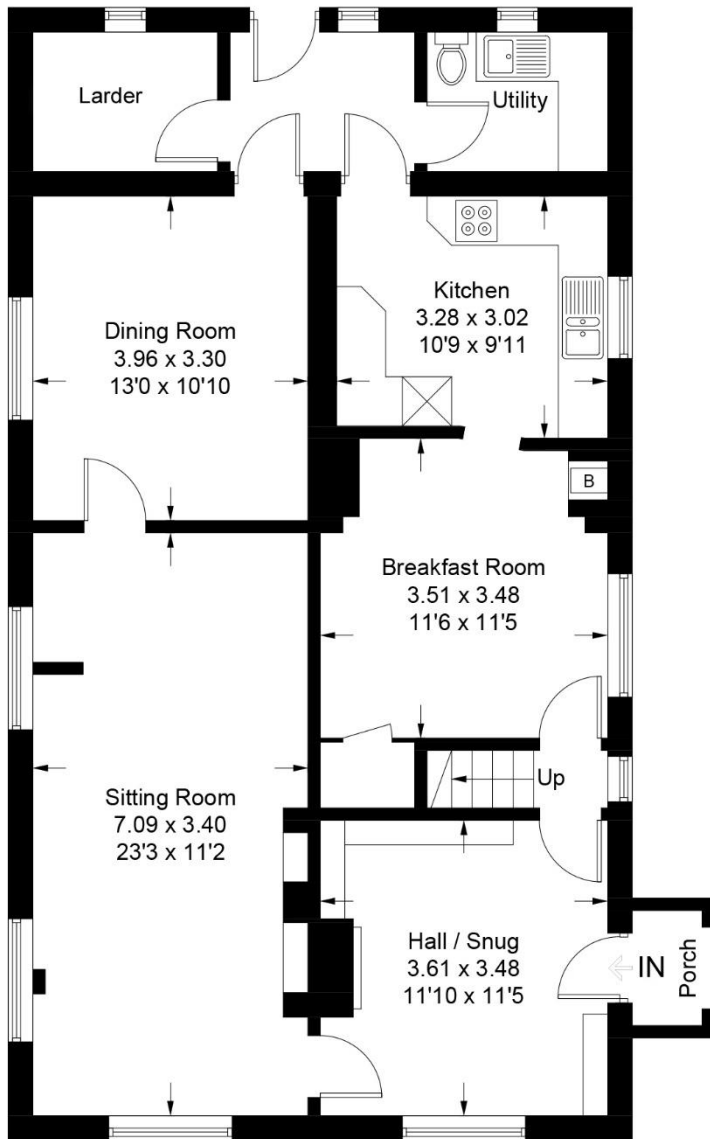


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Brighton Road, BN5

Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 197.5 sq m / 2126 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID1008205)



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