



Marsh Farm Cottage

Drove Lane, Earnley, Chichester, West Sussex







Marsh Farm Cottage

Situated within the highly sought after rural location of Earnley, within level walking distance to the beach, a rare opportunity to acquire a well presented property with distant views towards the sea and South Downs and the benefit of approximately six and a half acres of grounds and substantial outbuildings.



MAIN HOUSE

GROUND FLOOR

3 Reception Rooms
Kitchen/Breakfast Room
Bedroom 4 (en suite)/
Study
Utility Room
Bathroom
Store Room
Entrance Hall

FIRST FLOOR

Main Bedroom (en suite
bath, shower and cloak
room, informal sitting/
dressing room, balcony)
Two further double
bedrooms (one en suite
bathroom)

GARDENS, GROUNDS AND OUTBUILDINGS

Agricultural Detached Barn (with
hard-standing, water and electric)
- 1,700 sq ft approx.
Garage/Workshop with Loft Room
above
One further outbuilding
Extensive gardens and grounds of
approx. 6.5 acres
Driveway
Ample parking

The Property

Occupying a stunning privately accessed rural setting, Marsh Farm Cottage offers a range of opportunity with the rare benefit of substantial grounds of just over six acres and substantial outbuildings (which includes an agricultural barn unit accessed away from the main house).

The extensive accommodation comprises three south-facing ground floor reception rooms. The main sitting room has attractive wooden beams, exposed brick fire place and access to the garden. Towards the front of the house there is an extensive farmhouse kitchen with roof lights allowing plenty of natural light throughout. Towards the end of the ground floor there is a large double bedroom (en suite), currently used as a home office. Completing the accommodation downstairs there is a utility room, bathroom and entrance hall.

The main bedroom suite upstairs is a particular feature. Accessed from the dressing room/informal sitting room, sliding doors open onto a decked balcony/lounge area with southerly views towards the coast.

Completing the first floor accommodation there are two further double bedrooms. The main guest room provides a bath and w/c and in our opinion is ideal for AirBnB. Plenty of storage is provided within the eaves.





Gardens, Grounds and Outbuildings

The land at Marsh Farm Cottage extends to approximately six acres, comprising of an access track, land separated in to two fields and an agricultural barn. Each of the two fields can be accessed independently from a parking area at the end of the access track.

The barn is steel framed and is approximately 30 ft by 60 ft in size, with power and water.

Surrounding the main house there is an attractive garden of just under half an acre. The garden has large areas laid to lawn and is screened with hedgerows and mature trees.

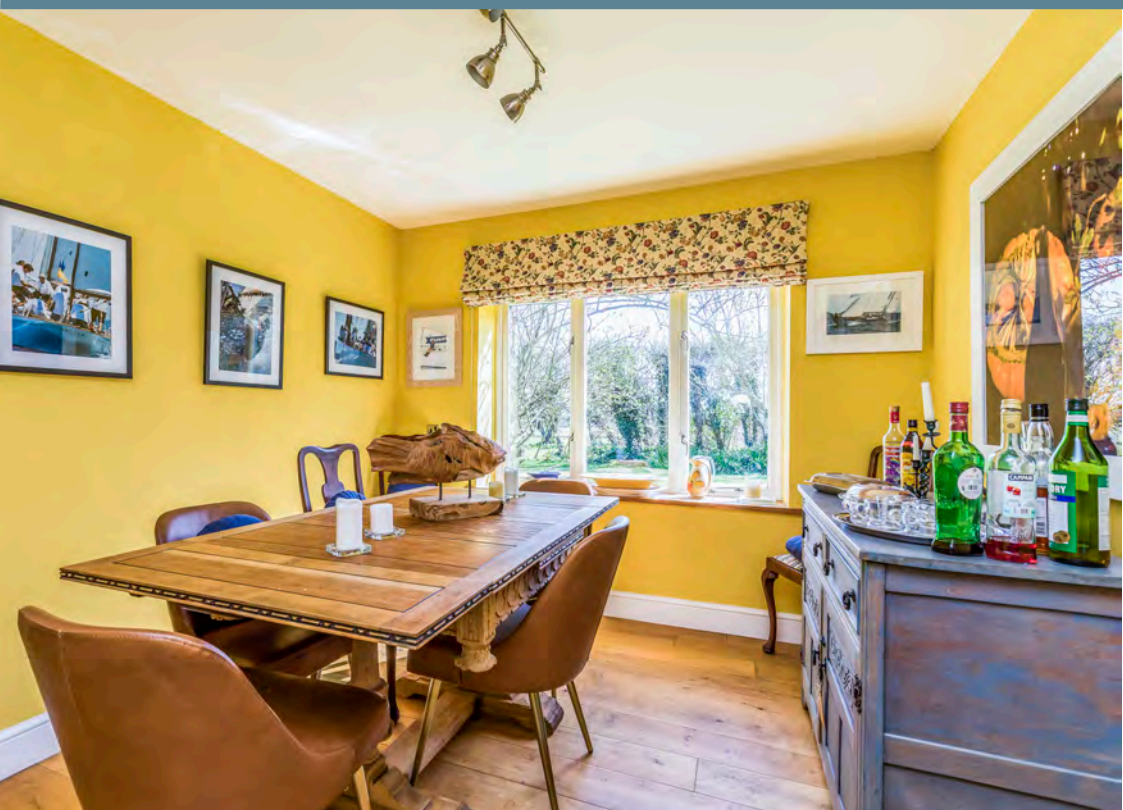
Beside the main house there is a detached garage/workshop and an independently accessed loft room above. Set away from the drive there is a further detached outbuilding, ideal for conversion.

The property is approached along a driveway accessed from a private lane. Ample parking is provided aside the main house or parking area on the approach.



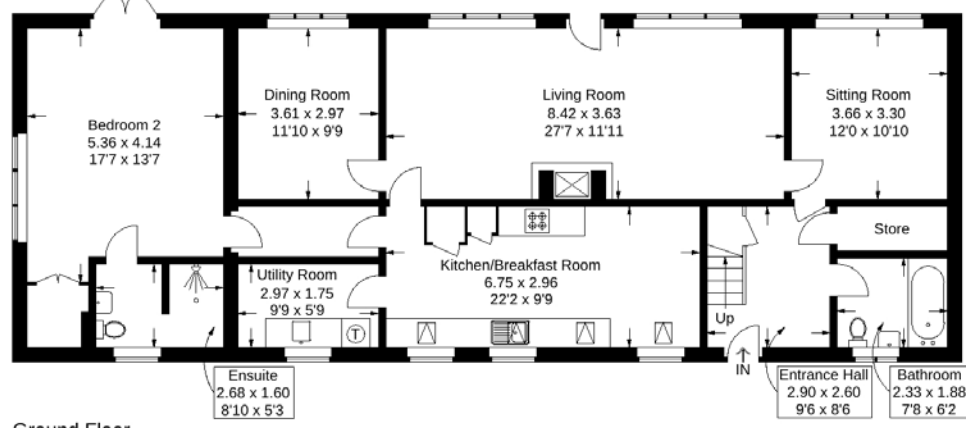
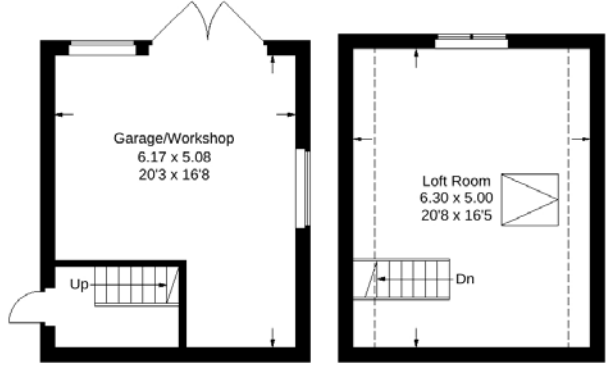
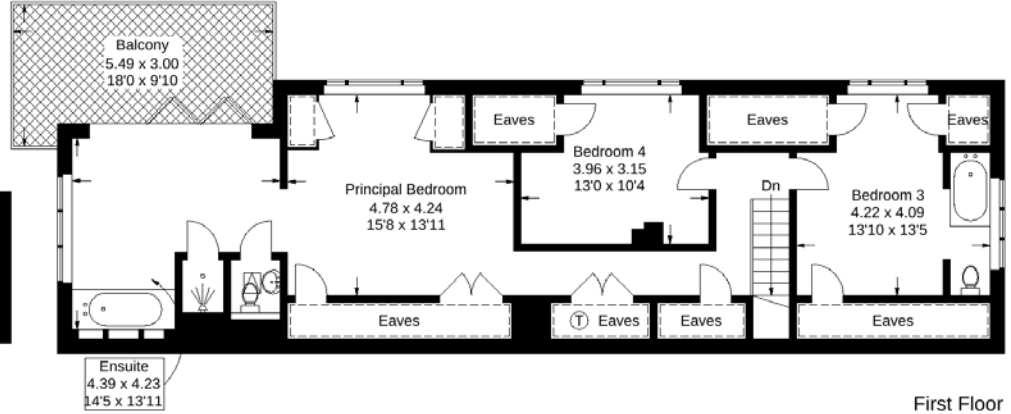
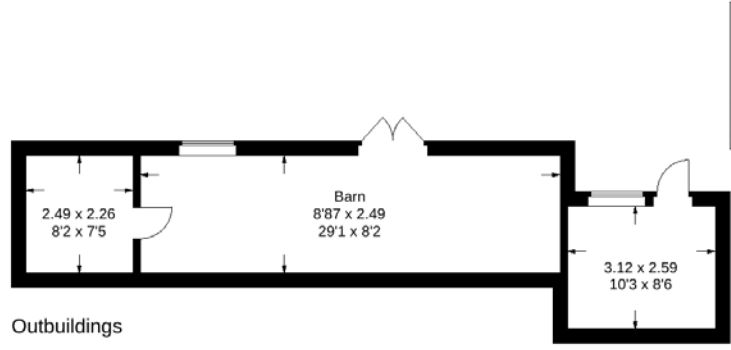
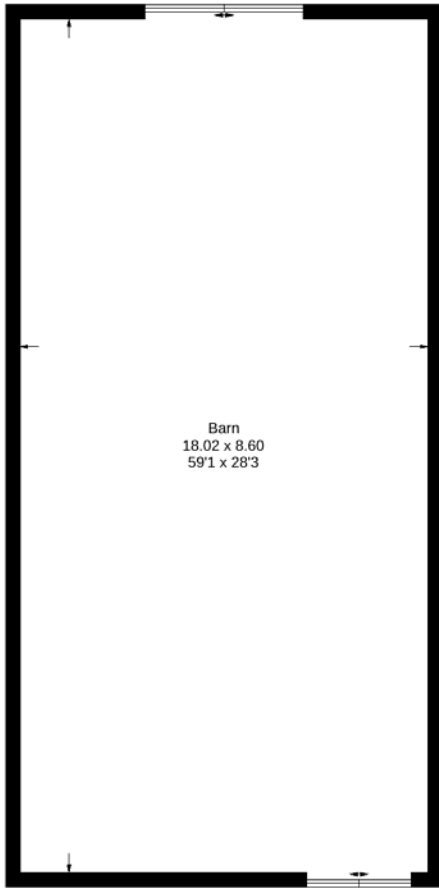






Marsh Farm Cottage, Drove Lane, Earnley

Approximate Gross Internal Area = 359.5 sq m / 3870 sq ft
 Outbuildings = 255.3 sq m / 2748 sq ft
 Total = 614.8 sq m / 6618 sq ft



Outbuildings

Outbuildings

Outbuildings

Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location

Located at the end of a private lane and surrounded by neighbouring fields, the land at Marsh Farm Cottage benefits from open views in almost every direction. It is a short walk to the beach and Medmerry RSPB Reserve, which itself offers walks and cycle routes around mudflats, tidal lagoons, saltmarsh and wildlife-friendly farmland.

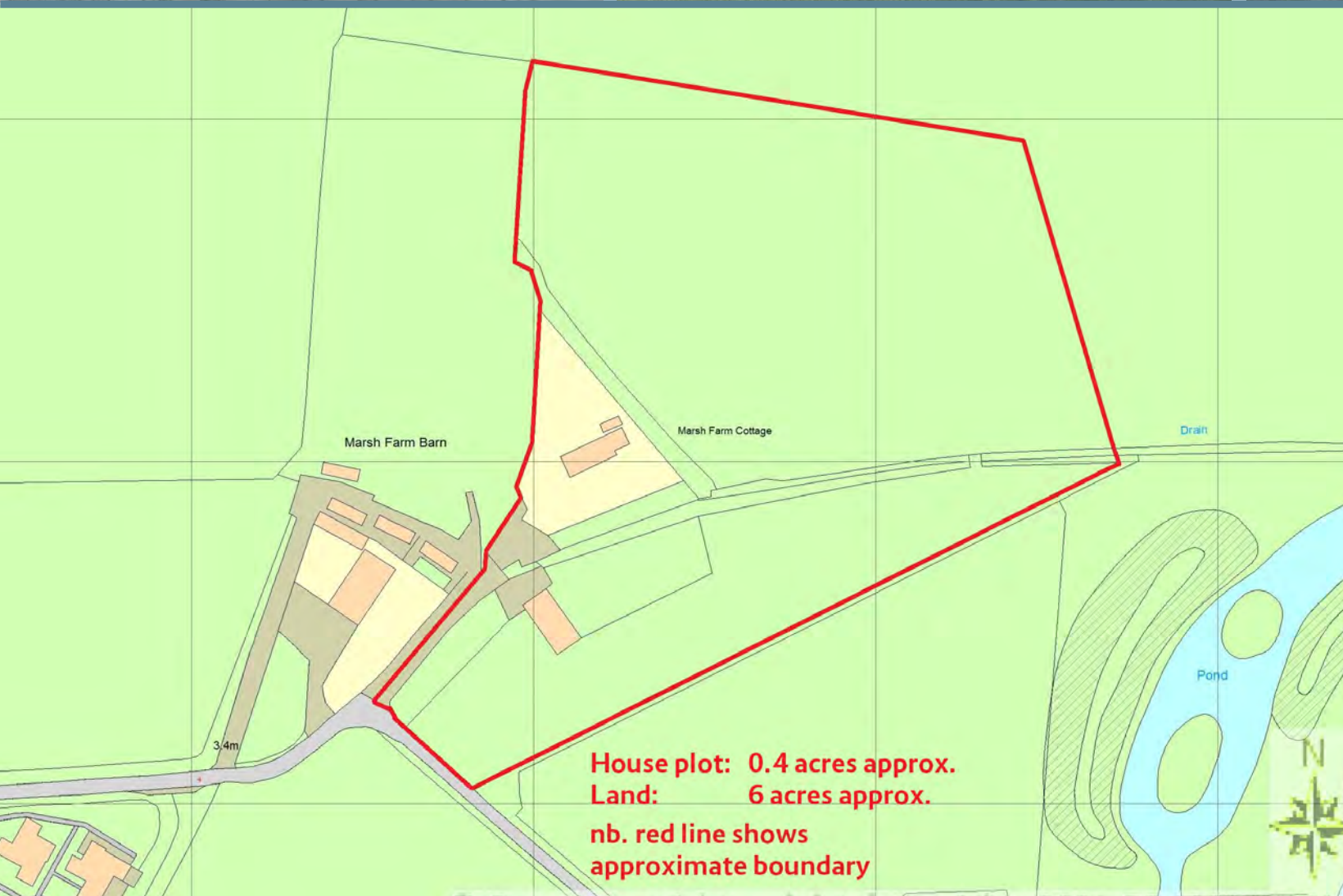
CHICHESTER

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include the Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport), and Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

SPORTS & COUNTRY PURSUITS

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood, and bathing off the beaches at the Witterings. Chichester Harbour has a multitude of moorings (subject to availability) and there are nearby berthing and lifting facilities in both Birdham Pool and Chichester Marina. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.





GENERAL INFORMATION

FREEHOLD

EPC Rating: F

Postcode: PO20 7JW

Services: Oil and Private Drainage. Mains Electricity and Water.

Chichester District Council:

01243 785166

West Sussex County Council:

01243 777100

Viewings strictly by appointment with sales agent. Virtual viewings available upon request.



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