



MALT HOUSE

*Barrington
& Company*

MALT HOUSE. FITTLEWORTH ROAD, WISBOROUGH GREEN, WEST SUSSEX, RH14 0ES.

Enjoying a wonderful garden setting, a delightful period cottage full of character, with barn and gardens of over half an acre.

Reception hall, sitting room, garden room/dining room, study, fitted kitchen with Aga. cloakroom, cellar, master bedroom suite, two further bedrooms, family bathroom, oil fired central heating, barn/studio/home office with potential for annexe, carport with adjoining covered storage building, greenhouse, gardens of about 0.64 acres.

DIRECTIONS:

Leave Petworth heading east on the A272 and after 3.5 miles turn right into Crimbourne Lane, signposted to Hawkhurst Court, continue for a further 1 mile and at the end of the lane turn left towards Wisborough Green. The entrance to the property will be found after a further half mile on the right.

SITUATION:

The property is situated on a quiet country lane about 2 miles from the quintessential English village of Wisborough Green with its village shop/Post Office, primary school, public houses and parish church. The historic market town of Petworth is just over 4 miles with its comprehensive range of local shops, regular farmers market and the National Trust owned Petworth House with 750 acres of parkland. The village of Billingshurst is within a 6 mile drive and provides shopping facilities, schooling for all age groups, a leisure centre and a mainline station to London (Victoria) and the south coast. The larger centres of Horsham and Gatwick Airport are about 13 and 23 miles away respectively. The property is situated just outside the South Downs National Park and the area abounds with many miles of footpaths and bridleways through the glorious West Sussex Countryside.





DESCRIPTION:

Malt House is a Grade II listed detached cottage probably dating from the 1600's with part tile hung elevations under a clay tiled roof. The property has been improved and extended by the current owners to provide the present well planned accommodation which is full of character and charm. Features include exposed beams, an open fireplace, fitted kitchen with Aga and adjoining oak framed garden room/dining room. There is a ground floor cloakroom/utility room a separate study and a cellar. On the first floor the double aspect master bedroom has an ensuite bathroom and the two further bedrooms are served by a second bathroom. There are some low beams.

OUTSIDE:

Malt House is approached from the lane by a gravelled driveway leading to a wide turning and parking area in front of the barn and car port. The garden is a fine feature of the property in the English country style with mature and well stocked borders, a variety of trees and shrubs and sweeping lawns bordering onto a private lake (not owned by the property). There is a separate vegetable garden with greenhouse.



OUTBUILDINGS:

The barn with timber framed elevations under a clay tiled roof is currently used as a home office but offers potential for a Studio or Annexe subject to planning consents.

The adjoining carport has space for one car with further open storage and enclosed storage/workshop.
Greenhouse with adjacent cold frame.

SERVICES:

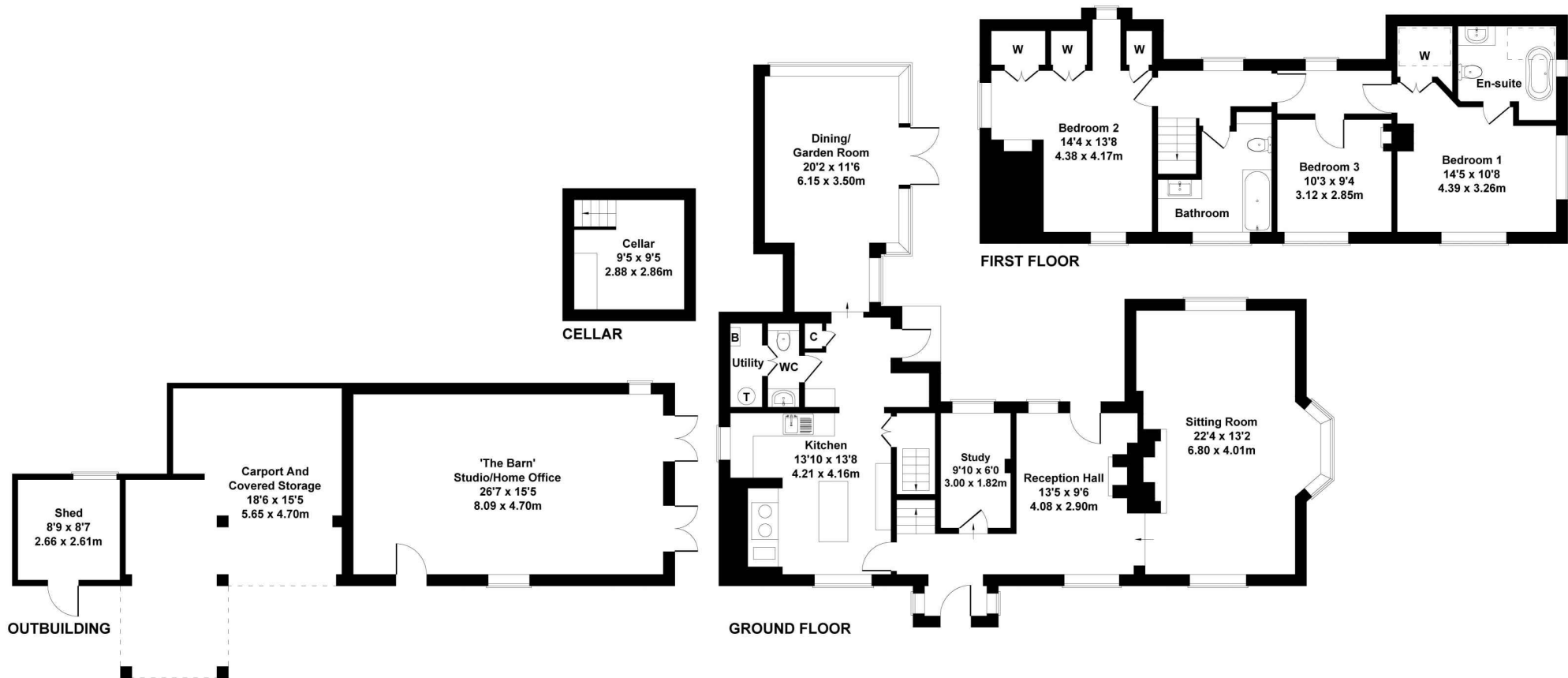
Mains Electricity and Water, Oil fired central heating to radiators, Private drainage system.

COUNCIL TAX: (to be confirmed)
Chichester District Council.





Approximate Gross Internal Area
2745 sq ft - 255 sq m



Not to Scale. Produced by The Plan Portal 2021
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