



Malt Cottage | 1 Brewers Yard | Storrington | West Sussex | RH20 4DN

**FOWLERS**  
ESTATE AGENTS



## Malt Cottage

1 Brewers Yard | Storrington | West Sussex | RH20 4DN

£565,000

A beautifully presented period Cottage offering much charm and character nestled within the heart of Storrington village. Internally, the property has been modernised with accommodation comprising: spacious entrance hall, sitting room with feature inter-connected cast iron wood burner adjoining the kitchen/dining room, bespoke fitted kitchen with all integrated appliances and marble working surfaces, upstairs there are three good sized bedrooms. Outside, there is a covered car port and parking with a delightful courtyard style rear garden with terrace and patio area.

- Charming Period Cottage
- Central Village Location
- Many Original Features
- Three Bedrooms
- Spacious Entrance Hall
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Feature Inter-connecting Wood Burner
- Integrated Appliances
- Double Glazed Windows
- Gas Fired Central Heating
- Jack & Jill En-suite Bathroom
- Delightful Courtyard Garden
- Car Port and Parking
- No Forward Chain
- Viewing Recommended

**Entrance** Solid wood panelled front door to:

**Entrance Hall** Bank radiator, tiled flooring, arch window and Velux window, semi-vaulted ceiling with exposed beams, exposed brick walling.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, radiator.

**Sitting Room** 14' 9" x 12' 4" (4.5m x 3.76m) Feature exposed brick fire surround with cast iron dual room wood burning stove with stone hearth, exposed ceiling beams, plantation blinds, built-in shelving, banked radiator, understairs storage cupboard housing electric meters.

**Kitchen/Dining Room** 15' 7" x 14' 10" (4.75m x 4.52m) Feature exposed brick walling, dual room cast iron wood burning stove with stone hearth and built-in shelving, exposed ceiling beams, Butler sink with swan neck mixer tap, range of marble working surfaces with further drawers and cupboards under, integrated fridge and freezer, space for oven, exposed wood style flooring, integrated dishwasher and washing machine,

plantation blinds, double glazed windows, part glazed casement doors to rear garden and courtyard area, banked radiator, cupboard housing wall-mounted boiler.

**Stairs to:**

**First Floor Landing** Access to loft space, double glazed window, banked radiator.

**Bedroom One** 16' 0" x 10' 6" (4.88m x 3.2m) Double glazed windows, exposed ceiling beams, feature wall, built-in wardrobe cupboards, exposed walling, banked radiator, concealed spot lighting, door to:

**En-Suite Jack and Jill Bathroom** Claw leg Victorian bath with telephone grip shower attachment, low level flush w.c., heated banked towel rail, tiled flooring, concealed spot lighting, inset wash hand basin with toiletries cupboards under, fully enclosed shower cubicle with chrome overhead soaker and central taps with glass and chrome screen.

**Bedroom Two** 10' 7" x 7' 10" (3.23m x 2.39m) Banked radiator, uPVC double glazed windows, concealed spot lighting.

**Bedroom Three** 10' 6" x 8' 0" (3.2m x 2.44m) Banked radiator, uPVC double glazed windows, concealed spot lighting, exposed brick walling, built-in wardrobe cupboards.

**Outside**

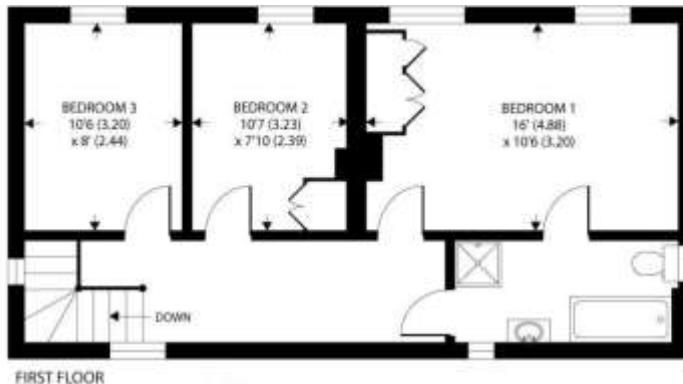
**Rear Garden** Predominantly west aspect, large decked terrace.

**Side Section of Courtyard Garden** Mainly paved, screened by hedging and fence panelling, outside power supply.

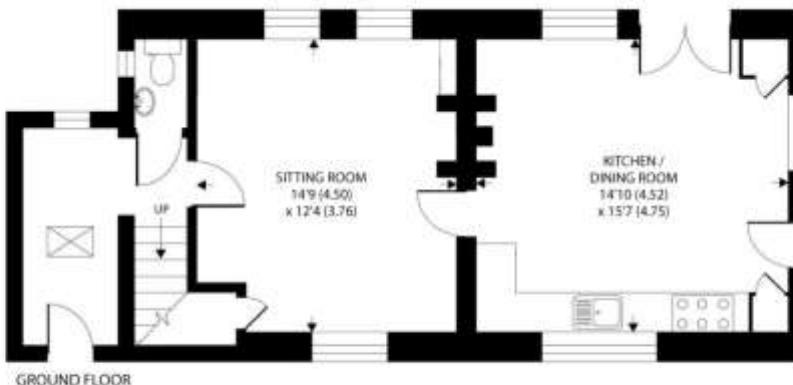
**Covered Car Port Area** Private parking space, outside lighting, outside meter cupboard, Victorian street lamp.

**EPC Rating:** Band E.





FIRST FLOOR



## Malt Cottage, 1 Brewers Yard, Storrington

APPROX. GROSS INTERNAL FLOOR AREA 1092 SQ FT 101.4 SQ METRES



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
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feel at home..."*

Managing Director:  
Marcel Hoad

