



## Little Pakyns Albourne Road, Hurstpierpoint

This truly unique period property boasts gardens and grounds of just under 1 acre forming part of a Grade II listed Country House believed to date to 1157.

£850,000



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# Little Pakyns Albourne Road

## Hurstpierpoint

Panelled and part glazed front door into: ENTRANCE HALL multi pane glazed door to: SITTING ROOM 17'3 x 15'3 maximum, staircase rising to the first floor with storage cupboards beneath, cloaks cupboard, exposed wall and ceiling timbers, two south facing windows with window shutters, exposed stone archway, multi pane glazed doors to kitchen and to bedroom 3/office. FABULOUS 'L' SHAPED KITCHEN/DINING ROOM 25'5 x 15'8 maximum. This impressive room boasts triple aspect and a high vaulted ceiling over the dining area. KITCHEN AREA comprehensively fitted with cream coloured shaker style units with solid Wood Butchers Block style worktops, 'Jacob Delafon' white enamelled sink unit with chrome tap and waste disposal, ample cupboards and drawers under, integrated family sized 'Bosch' dishwasher, window seat with storage cupboards under, dual fuel 4 oven 'Aga' including 'Aga' ceran halogen hob, wall cupboards with lighting beneath, integrated larder fridge and freezer, tall glazed display cupboards with feature lighting, Welsh slate flooring with underfloor heating, natural stone tiled splashbacks, window to front, exposed ceiling timbers, cupboard fronts conceal the Utility Room with space and plumbing for washing machine, space for further domestic appliances, wall mounted 'Potterton' gas fired boiler, wall shelving. DINING AREA Welsh slate flooring with underfloor heating, exposed ceiling timbers, double glazed windows overlooking the gardens, double glazed doors afford access to the gardens, two double glazed velux windows, feature stained glass window.

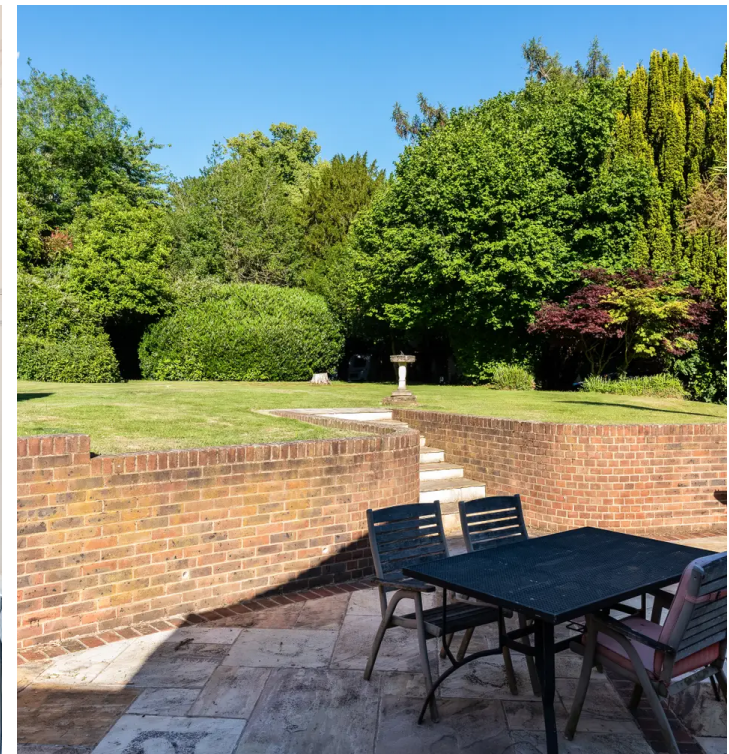




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BEDROOM3/OFFICE 11'2 x 9'10 plus full width of room range of fitted storage/display cabinets, windows and part glazed door to small courtyard, door to: CLOAKROOM white low level wc and wall mounted wash hand basin, half tiled walls. From the sitting room staircase rises to: FIRST FLOOR LANDING hatch to loft space, doors to bedrooms 1 and 2. DOUBLE ASPECT DOMED MASTER BEDROOM 17'10 x 16'2 this truly magnificent room features a unique domed vaulted ceiling with substantial exposed cross tie beam and central wooden carving. The room is dual aspect with windows to front and side and a high level stained glass window casting colourful light rays from the early morning sunshine. Built-in 'Tudor' style 4 poster bed with storage cupboards under (to fit a 5' mattress), window shutters, door to: ENSUITE BATHROOM white suite comprising roll top freestanding bath with chrome mixer tap and hand held shower attachment. GUEST BEDROOM 11'2 x 11' maximum. Window to front, double glazed velux window, door to: ENSUITE SHOWER ROOM white suite comprising, low level wc, pedestal wash hand basin, shower enclosure with 'Triton' thermostatic power shower, new fitted carpet, radiator/towel rail, part tiled walls, extractor fan. OUTSIDE DETACHED DOUBLE GARAGE 22'3 x 22'4 twin remote controlled roller doors, power and light connected, rear section partitioned creating a workshop with power and light, further parking in front of garage for 2 cars. STEEL FRAMED TRIPLE BAY COVERED CAR PORT accessed from the main drive with parking for 3 plus cars. GARDENS APPROACHING 1 ACRE immediately adjoins the front of the property with a substantial stone patio surrounded by well stocked flowering shrub beds and borders, accessed via double doors from the kitchen/breakfast room making this area perfect for outside dining, steps lead up to a substantial area of lawn with planted flower and shrub beds and borders. Light woodlands believed to have been planted in 1800's by botanist William Borrer with a mixture of evergreen and deciduous trees.





# Little Paykns



Approximate Gross Internal Area = 124.8 sq m / 1344 sq ft  
 Garage = 41.2 sq m / 443 sq ft  
 Total = 166.0 sq m / 1787 sq ft  
 Including Limited Use Area (1.1 sq m / 12 sq ft)

