



Paddock View Cottage, 181B Lyminster Road, Lyminster BN17 7QB  
**£350,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Charming Character Cottage Built Circa 1890-1910**
- **110' Feature 'Permaculture' Garden**
- **2 Bedrooms & 2 Reception Rooms**
- **Gas Central Heating**
- **Vendor Suited**
- **Viewing Strongly Recommended**
- **Off Road Parking for 4 Cars**
- **Council Tax Band 'C'**
- **EPC Rating 'F'**

A charming character cottage with feature 110' long 'permaculture' rear garden and private off road parking for 4 cars.

In our opinion this really is a rare opportunity to purchase a very unique property for those looking to enjoy a self sufficient lifestyle in a soon to be 'off the beaten track' road.

In brief the accommodation comprises: - entrance hall, bay fronted lounge, dining room, galley style kitchen, conservatory, two good size bedrooms and a spacious bathroom/WC. Features include gas central heating, replacement double glazing, open views to the front across fields and farmland and there are 6 useful outbuildings which the current vendor uses; an art studio with power and WiFi; workshop with front and rear access and power, greenhouses, woodshed, bike lock-up and a secure tool shed.

As previously mentioned a particular feature of the property is the rear garden which the current vendor has described as follows:

"Paddock View Cottage garden has been designed with permaculture and production purposes. It has fruit trees established along with a comprehensive soft fruit growing area. The plants contained are herbaceous and plants that are used for healing and aroma. There are ferns and established shrubs all working together to provide the home owner sustainable food. The soil has been built of over ten years and is what is called "black gold" soil, very natural in its nutrients. The pond provides the owner with the ability to encapsulate natural bug wildlife such as dragon flies and frogs. There is a separate frog breeding low level pond and the whole garden is lit up with beautiful solar powered lighting. Prospective buyers will also note that there are very rare and native to UK extinct species of trees-shrubs. All the plants are healthy and promote a healthy environment for nature to live amongst. There is even a family of friendly hedgehogs that roam through too."

Additional features include new 'efficient' combi boiler installed in May 2023, loft and cavity wall insulation in June 2023 and new windows installed in July 2023.

\* The new Lyminster Bypass is due to open in the Autumn of 2024 which will positively impact the Lyminster Road with a much reduced traffic flow. In our opinion the property will feel like living in a quiet country lane after the bypass has opened.

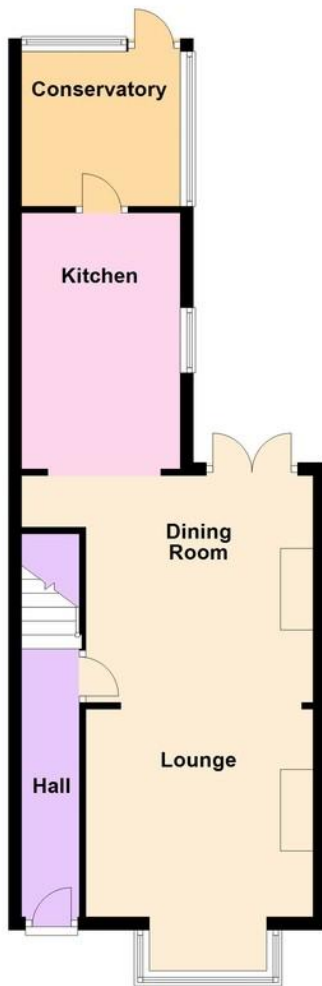
The property is conveniently situated midway between Arundel and Littlehampton with easy access via road links to Chichester, Worthing and Brighton. Railway stations at Littlehampton and Arundel provide rail access to London, Brighton and further afield.

+ Photos are a combination of current and library photos.

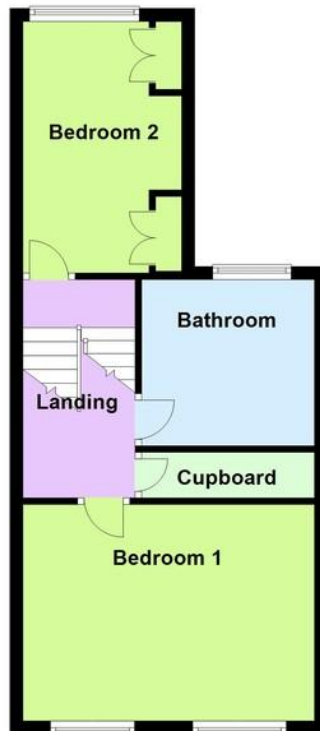
The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



**Ground Floor**  
Approx. 46.9 sq. metres (504.4 sq. feet)



**First Floor**  
Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

**ENTRANCE HALL**

**LOUNGE**

13' 1" x 10' 5" (3.99m x 3.18m)

**DINING ROOM**

14' 8" x 11' 5" (4.47m x 3.48m)  
max

**KITCHEN**

12' 10" x 8' (3.91m x 2.44m)

**CONSERVATORY**

8' x 7' 9" (2.44m x 2.36m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

14' 7" x 10' 6" (4.44m x 3.2m)

**BEDROOM 2**

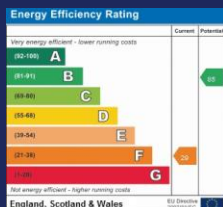
12' 10" x 8' (3.91m x 2.44m)

**BATHROOM/WC**

**PRIVATE DRIVE FOR 4 CARS**

**FEATURE 110' LONG**

**'PERMACULTURE' REAR GARDEN**



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