









Guide price £995,000 Freehold

Believed to date back to 1880, a wonderful character home set on the outskirts of Billingshurst with views over local fields.



- ▶ **Sitting Room with wood-burning stove**
- ▶ **Kitchen/dining room with utility room off**
- ▶ **Two first floor bedrooms with en-suite and family bathroom**
- ▶ **Two bedrooms on second floor**
- ▶ **Self contained annexe with open plan reception space**
- ▶ **Carport, garage and workshop**
- ▶ **Grounds extending to 0.65 acres**
- ▶ **Views over local fields**
- ▶ **Ample driveway parking**

A remarkable opportunity to acquire a piece of history, this captivating cottage, believed to date back to 1880, exudes character and charm. Nestled on the outskirts of Billingshurst, this exceptional property offers breathtaking views over the picturesque local fields.

The ground floor boasts a spacious sitting room with a cosy wood-burning stove, a delightful kitchen/dining room with a convenient utility room, a snug, and a separate dining room for entertaining guests. Additionally, the self-contained annexe provides flexible living arrangements with an open plan reception space, a modern shower room, and a first-floor bedroom.

Ascend to the first floor of the main home to discover two generously proportioned bedrooms, one of which boasts an en-suite bathroom, while a second family bathroom serves the rest of the household. The property further offers two bedrooms on the second floor, providing ample space for a growing family or accommodating guests. Outside, the property delights with a carport, garage, and workshop, perfectly complemented by grounds extending to 0.65 of an acre, offering a sense of seclusion and tranquillity. Parking is never an issue with ample driveway parking adding to the convenience of this charming home.

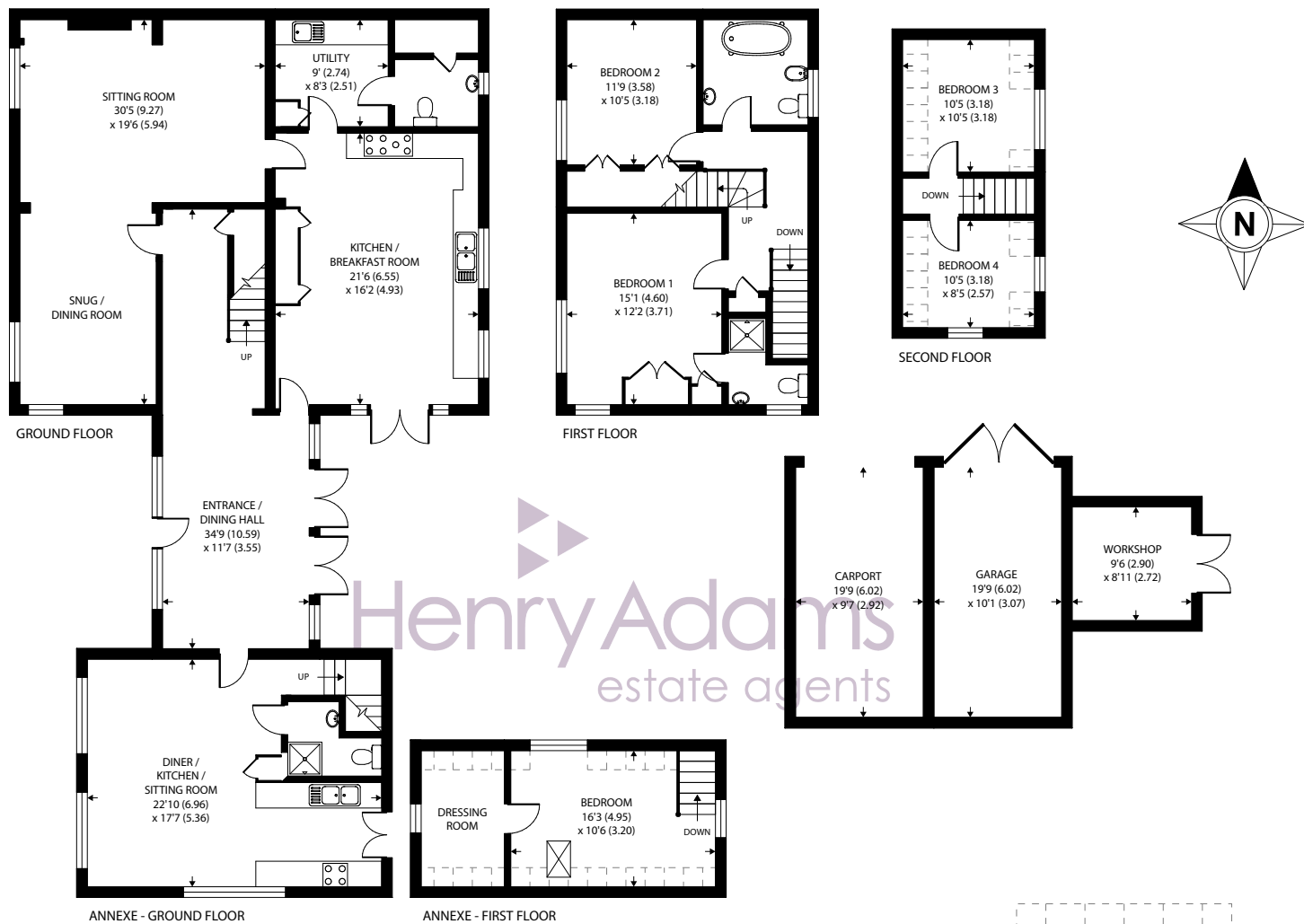












Henry Adams  
estate agents

Denotes restricted head height

Approximate Area = 2088 sq ft / 193.9 sq m (excludes carport)

Annexe = 599 sq ft / 55.7 sq m

Garage = 294 sq ft / 27.3 sq m

Limited Use Area(s) = 119 sq ft / 11.1 sq m

Total = 3100 sq ft / 288 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## External

Stepping outside, the property continues to impress with its mature plot of 0.65 of an acre, providing a peaceful and private setting to enjoy the stunning surroundings. A double barn garage with a store offers ample space for vehicles and storage, while additional drive parking behind a five bar gate provides secure parking for multiple cars. Whether you're looking for a peaceful retreat away from the hustle and bustle of modern life or a characterful family home with plenty of room to grow, this property is sure to tick all the boxes. Don't miss this unique opportunity to own a slice of history and make cherished memories in this enchanting cottage with views over the idyllic local fields.

## Location

Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.





