



Price Range £380,000 - £400,000

Old Cottage East, The Street, Bury, West Sussex

kw **MARTIN**
LUNDY-LESTER



Old Cottage East, The Street, Bury, West Sussex, RH20 1PF

Believed to date back to 1625, this beautiful Grade II Listed thatched cottage is situated in the South Downs hamlet of Bury and would make a wonderful downsize or second home in the Sussex countryside. The current owner has lived here for about ten years and says "Every day that I wake up here, I feel like I'm on holiday."

Set back from the road behind high hedges, the property offers an entrance hallway, with understairs storage and space for boots and coats. The lounge / dining room features a cosy woodburner within an Inglenook fireplace plus electric underfloor heating. The compact kitchen offers plenty of workspace, drawers and cupboards. Upstairs is a stunning bedroom with vaulted ceiling and which opens onto a bathroom with claw foot bath. There are exposed wall and ceiling beams throughout the cottage and two large eaves storage spaces, rare for a cottage of this size and age. Outside, the well tended garden wraps around three sides, with three different patio seating areas allowing you to follow the sunshine (or the shade) all day. A timber summerhouse offers useful storage for garden tools and furniture.

Wonderful walks will be found straight from the front gate and there is a pub just down the road. Nearby "Charlie's Farm Shop" sells locally produced food, with further amenities and a mainline railway station available at Pulborough - for access to London and Gatwick - only five miles away. Amberley station is less than two miles drive and also has a station, with direct routes to London and Brighton.

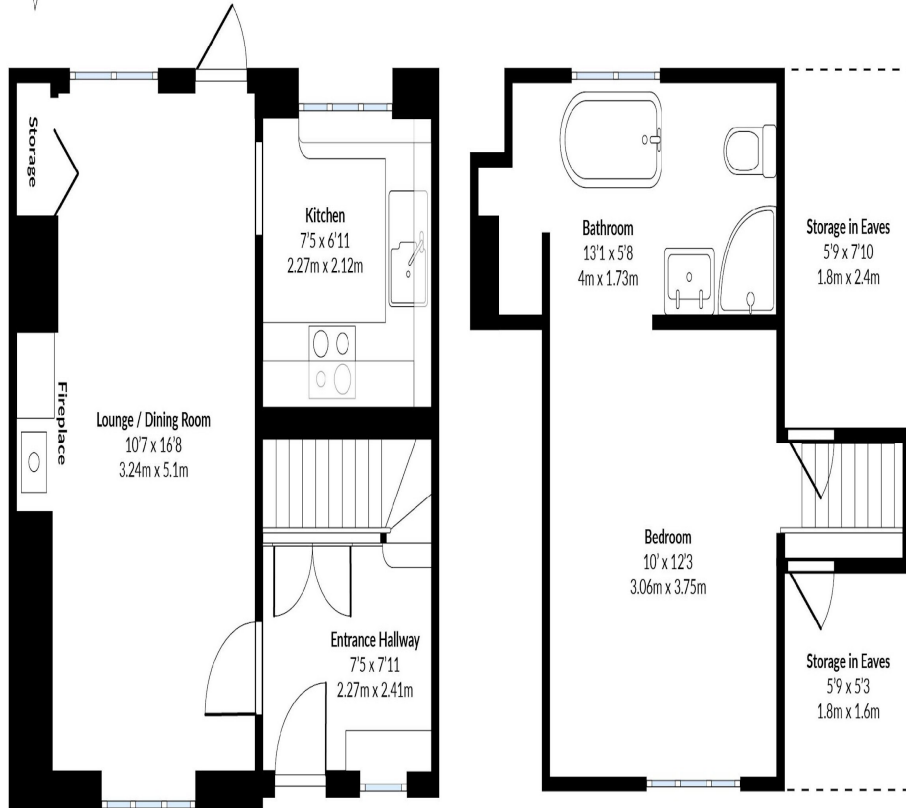






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Ground Floor = 288.5 sq ft / 26.8 sq m
1st Floor = 204.5 sq ft / 19 sq m
Approximate Total = 493 sq ft / 45.8 sq m
(excluding storage)



Ground Floor

1st Floor

Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.