



Wellsprings Blackhouse Road, Colgate

Guide Price £1,100,000

Wellsprings Blackhouse Road

Colgate, Horsham

Being situated in the village of Colgate and offering living and bedroom space totalling approximately 2,917 sq.ft, this property has a superb blend of living and bedroom space arranged over two floors along with the benefit of surrounding land that totals approximately 4.68 acres.

The property has a generously sized reception hallway that welcomes you and in turn leads through to a double aspect sitting room which is an impressive 24 ft in dimension. Further space to the ground floor includes the kitchen/dining room, a separate study, and a utility room. There is an opportunity for a downstairs bedroom and a conservatory provides fine views over the rear garden. To the first floor, the main bedroom enjoys views to the rear of the property and has an en-suite bathroom. There is a second bedroom which enjoys an aspect to the front of the property and an en-suite shower room. Completing the bedroom space are three further bedrooms and a family bathroom.

Agent's note - Lapsed and expired Planning was approved for the Erection of a detached double garage with internal stores, wet room and hobbies room. HDC Ref. No: DC/18/2067

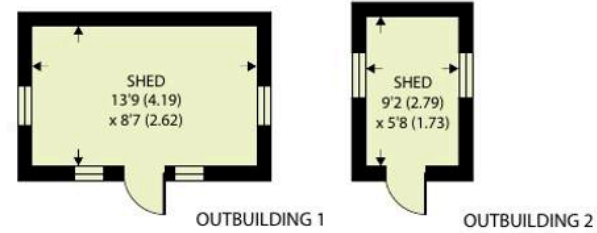
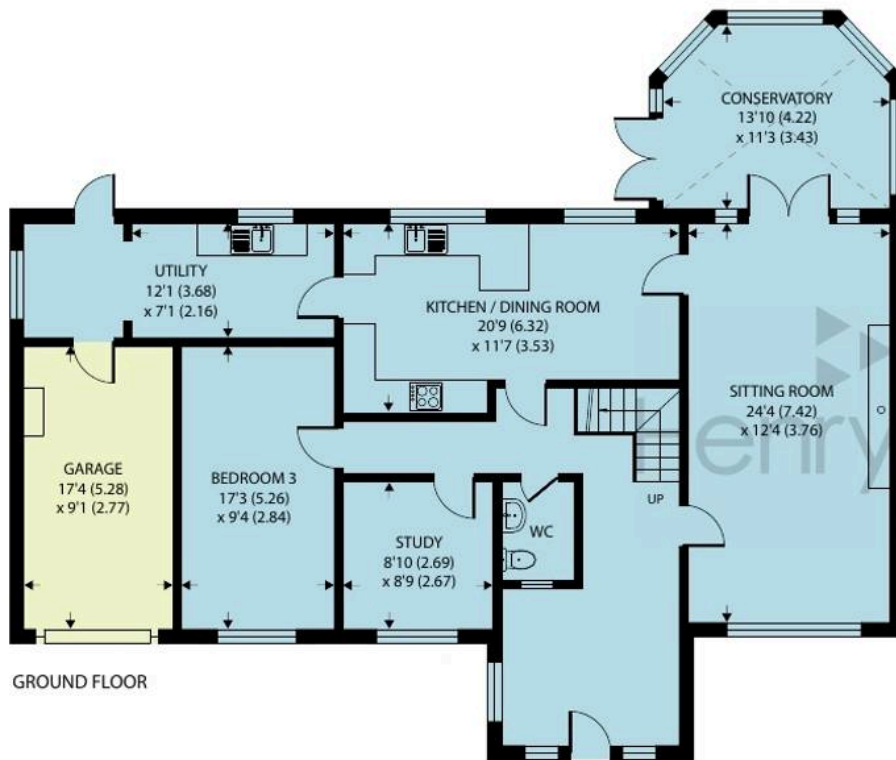
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Wellsprings, Blackhouse Road, Colgate, Horsham, RH13 6HS

Approximate Area = 2747 sq ft / 255.2 sq m (includes garage)

Outbuilding = 170 sq ft / 15.7 sq m

Total = 2917 sq ft / 270.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 975214



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.