



## Orchard Cottage, Old Mill House Farm Cowfold Road

Guide Price £850,000

# Orchard Cottage, Bolney

Surrounded by picturesque Sussex countryside and in a delightfully rural setting, Orchard Cottage is a fabulously unique 4-bedroom semi-detached home. Located at the end of a private lane, it offers a peaceful slice of country living without feeling in the least bit remote, just a stone's throw away from modern conveniences.

The current owners have lovingly renovated and modernised their home to create this charming house, which is full of character and contemporary style. Over the past 3 years, a brand-new bathroom, kitchen and utility room and boot room have all taken shape. As well as having been freshly decorated throughout. With a chef in residence, they were very particular about the kitchen!

The property features 4 generously proportioned bedrooms, providing ample space for a growing family or those looking for extra room to accommodate guests. Along with 2 bathrooms and a utility room, this house is functional, as well as beautifully presented.

**Council Tax band: E**

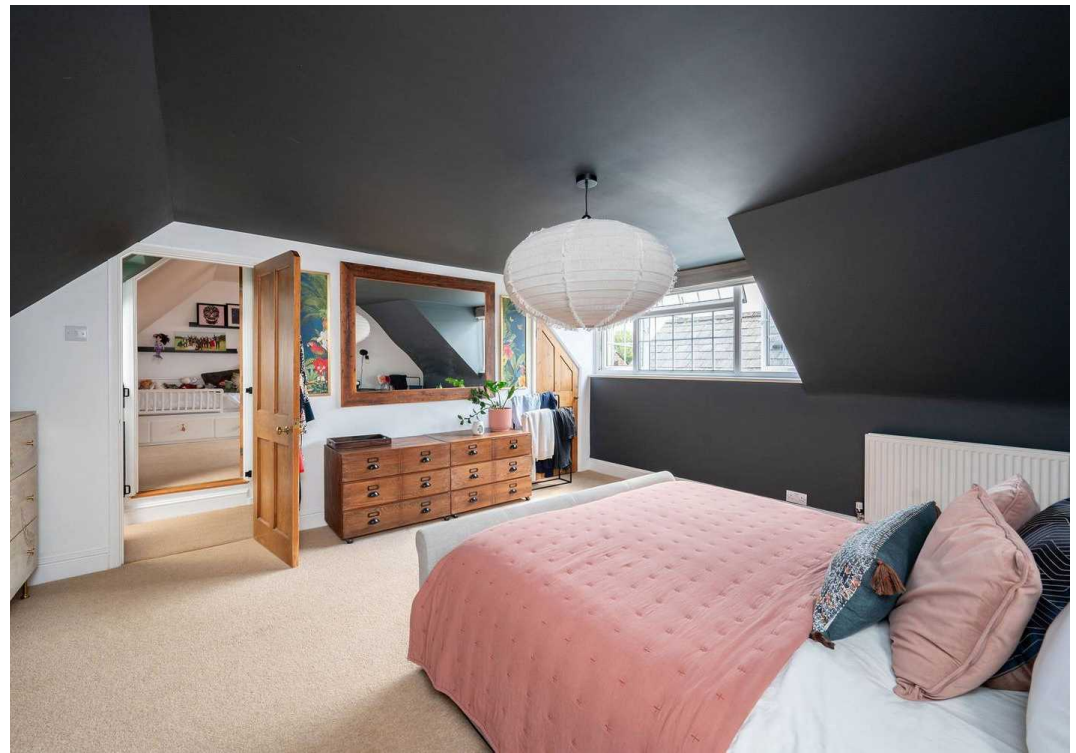
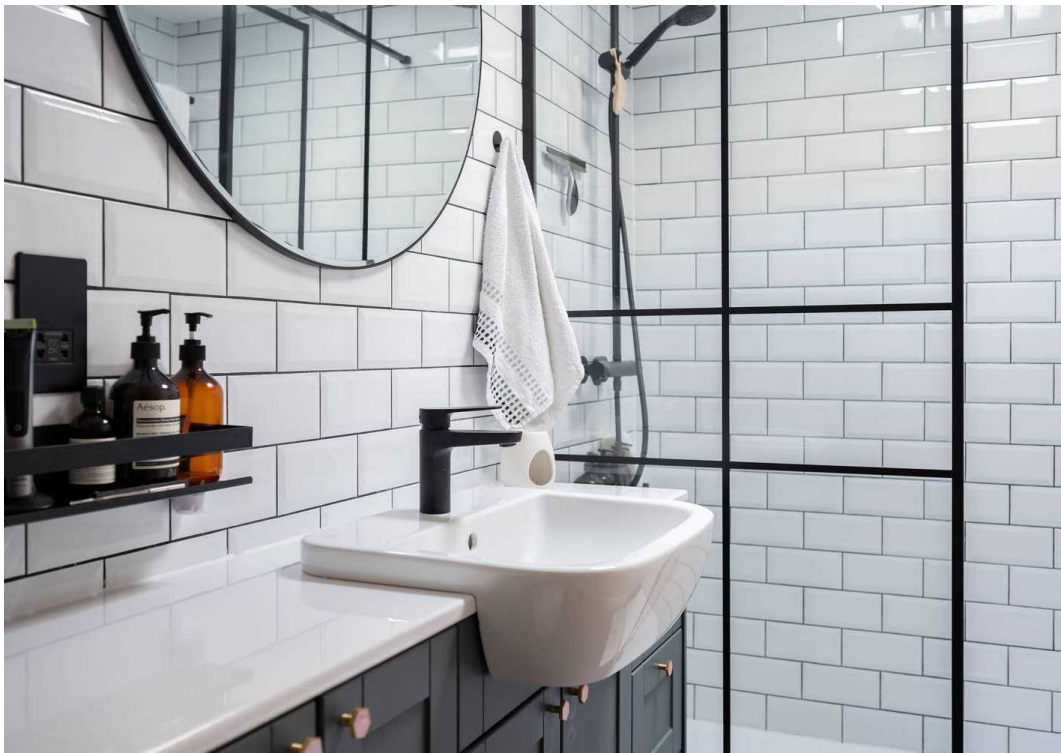
**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**









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The standout point about Orchard Cottage however is undoubtedly the unexpected surprise of the 1.5-acre meadow just a couple of minutes on foot from the house. With over 40 fruit trees including 5 varieties of apples, 1 pear tree, 4 varieties of plums, a mulberry tree, fig tree, walnut tree, hazelnut trees, cherry trees and multiple elderflower bushes, not to mention 2 fruit cages complete with blackcurrants, redcurrants, raspberries, gooseberries and blueberries, you can live your version of the good life! Up in the meadow, there's also a fenced-in kitchen garden, plus barn, summerhouse and shed.

From spring to autumn, the owners fill the house with cut flowers from the field and it's the perfect place for parties and camping, with views out over the downs. Their daughter loves climbing the trees, so it's ideal for children too and very safe. As it's completely fenced in, you could let your dog roam freely, whilst you're gardening, it would also be a great space for keeping livestock, if you were that way inclined.

Situated in close proximity to the esteemed Bolney Estate Vineyard and Cider Tap, residents can enjoy the finest local produce. With ultra-fast broadband connectivity, working from home is a breeze, while the extensive network of footpaths in the vicinity beckons outdoor enthusiasts to explore the picturesque countryside.

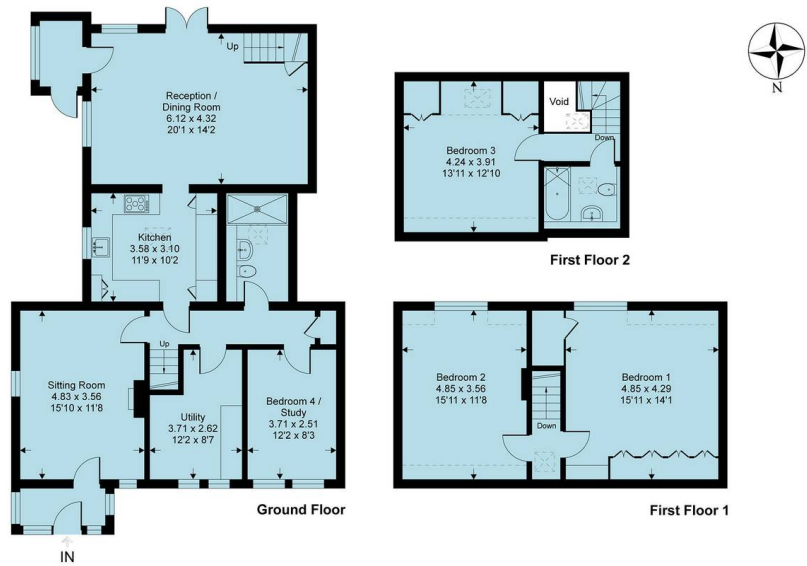
This property offers the ideal mix of seclusion and community, providing a private retreat with friendly neighbours nearby, creating a strong sense of belonging in this charming rural community.





### Orchard Cottage, RH16

Approximate Gross Internal Area = 155.5 sq m / 1674 sq ft  
(excludes restricted head height & void)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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