



MULBERRY

***Barrington
& Company***

MULBERRY, BROOK LANE, COLDWALTHAM, PULBOROUGH, WEST SUSSEX, RH20 1LS.

A detached thatched cottage, tucked away and enjoying an elevated and secluded garden setting with distant rural views. Planning consent for disabled accessible annexe.

Hall, Kitchen, Utility/Cloakroom, Vaulted Sitting room, Dining hall/Study area, 3 Bedrooms, one with Ensuite WC, Bathroom, Oil Central Heating, Double Garage with workshop, Summer House, Garden Store, Greenhouse, Delightful Gardens of 0.36 acres.

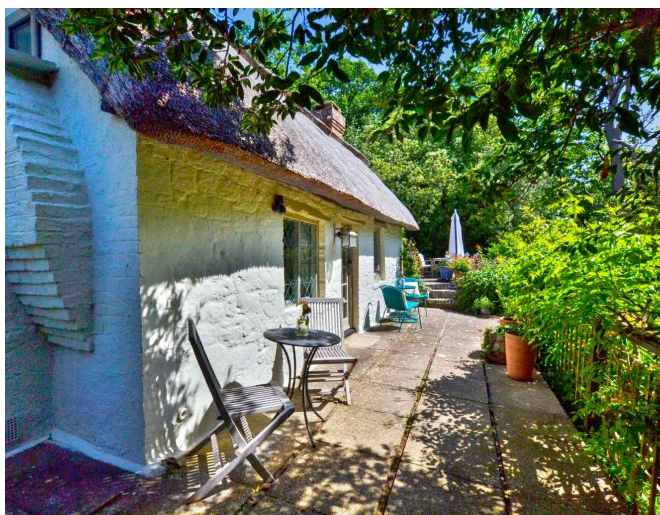
DIRECTIONS:

Follow sat nav to the postcode in Brook Lane and the shared driveway to the property will be found on the left just past Willow Cottage.

SITUATION:

Set within a hidden oasis of mature gardens, the property is situated just off Brook Lane close to the centre of this attractive downland village in the heart of the South Downs National Park. A traditional pub, The Labouring Man is within a short walk as is the 13th Century St Giles Church. There are two supermarkets in Pulborough (2.5 miles) as well as a mainline station offering a service to London, Victoria from 72 minutes and also a direct link to Gatwick. Further shopping, leisure and cultural amenities may be found in Chichester and Horsham. There is a choice of schools within reach, including Bury Primary, Dorset House, Windlesham and Seaford College. Recreational opportunities include golf at a number of clubs including West Sussex golf club, polo at Cowdray Park; racing and flying at Goodwood and sailing at Chichester Harbour. There are many miles of footpaths and bridleways in the area and the RSPB centre at Pulborough Brooks is a superb venue for birdwatching. The river Arun is also closeby.





DESCRIPTION:

Mulberry is a most unusual detached cottage. It is not listed but probably dates from the early eighteenth century with elevations of stone and brick under a recently overhauled thatched roof. It originated as two buildings that were linked in the 1900's to create the present home. With accommodation mostly on the ground floor it provides adaptable living space of immense character and charm. The front door opens to a hall and then to a central room currently used as a study and reading room but formally the dining room. The sitting room with its vaulted ceiling is a striking contrast and has a working fireplace and a door to a garden terrace. The kitchen is well fitted with a range of floor and wall units with ample worktops and the central heating boiler. A stable door leads outside where there is an adjacent utility/cloakroom. A ground floor bedroom is presently used as a dining room, again with vaulted ceiling, it has double doors to the garden. The bathroom has high quality fittings and is fully tiled. On the first floor there is a double bedroom with fitted wardrobes along one wall and the third bedroom has an ensuite WC and wash basin.

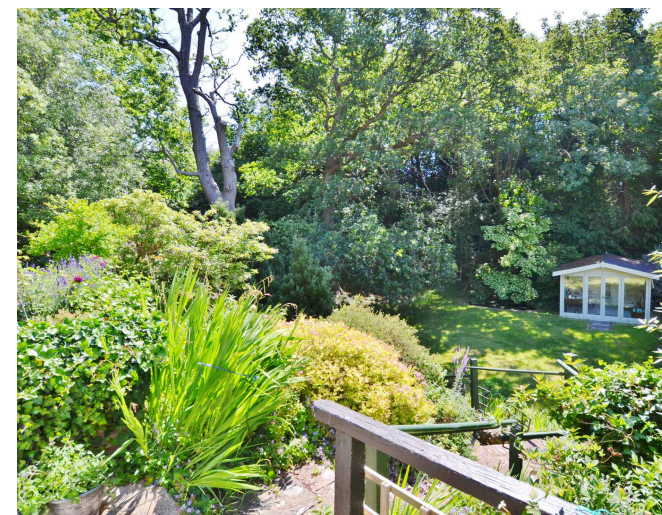
There is current planning consent (SDNP/24/00090/HOUS) for the demolition of the existing garage and construction of a new disabled accessible single storey annexe.

OUTSIDE:

The property is approached through a five bar gate leading to a wide gravelled parking area adjacent to the double garage. An attractive timber Summer House offers a sheltered location to admire the gardens and could provide a home office. Steps lead up to a series of terraces on three sides of the cottage, each shaded by mature shrubs and commanding views of the mature gardens and distant rural views beyond. From the largest terrace a path leads down to a wild area of garden with meadow grass and light woodland with several oak trees. The double garage has a workshop at the back and there is also a greenhouse and a separate garden store.

SERVICES: Mains Water, Electricity and Drainage. Oil fired central heating.

COUNCIL TAX: Band F. Chichester District Council.





Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft
 Outbuildings = 52.0 sq m / 560 sq ft
 Total = 171.8 sq m / 1849 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	28 F	
1-20	G		

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**Barrington
& Company**

**MARKET SQUARE HOUSE,
 PETWORTH, WEST SUSSEX,
 GU28 0AH.**

T: +44(0)1798 342242
E: petworth@barringtonandco.com
W: www.barringtonandco.com

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