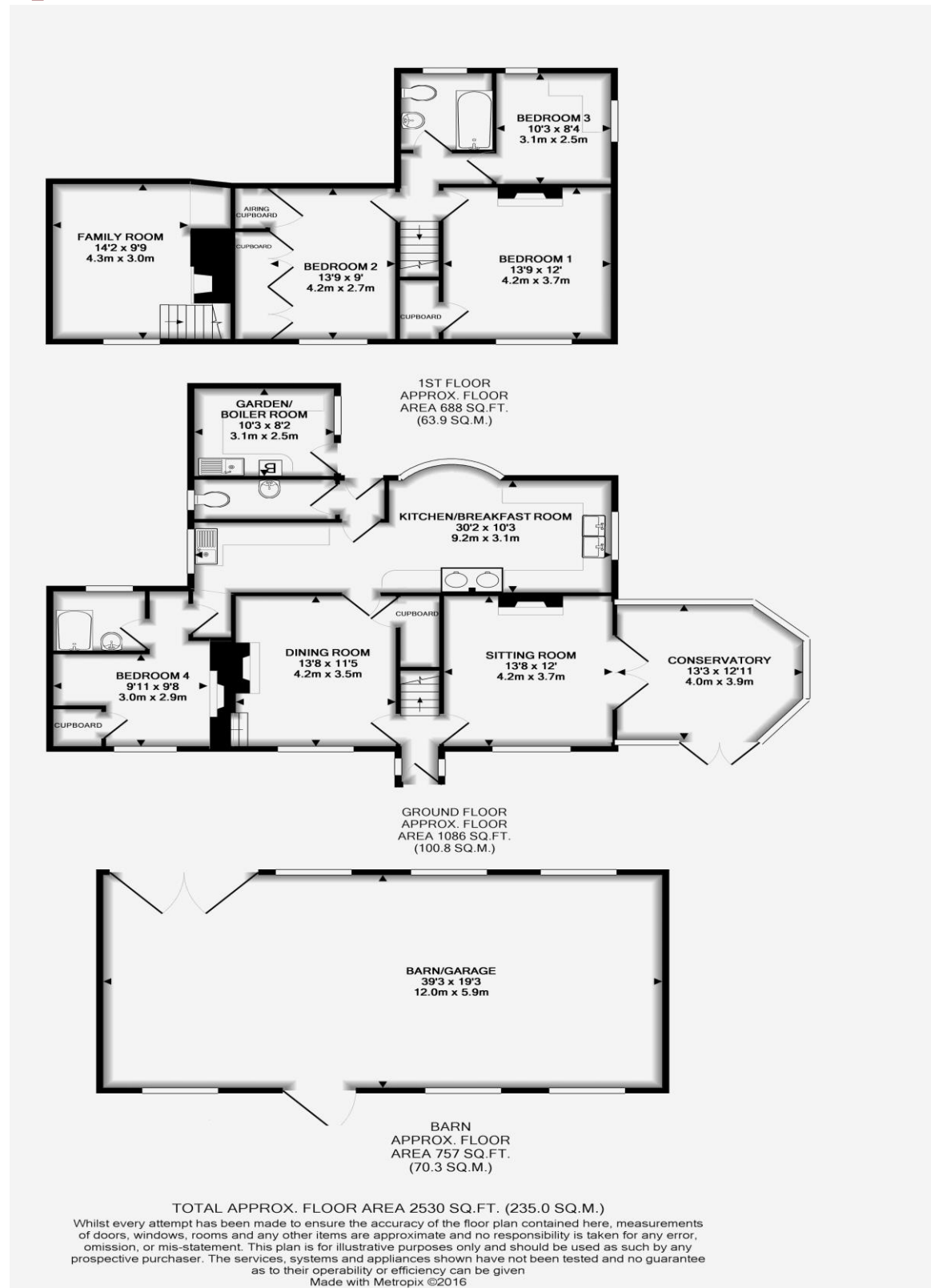


the floorplan...



An attractive, period cottage in a rural setting with just under 4 Acres. Offering huge opportunity to extend, run a business and even build another house (STPP)!

Guide Price £850,000
Freehold

Little Farm Studio, West Chiltington Lane,
Coneyhurst, West Sussex, RH14 9DX



**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

more details from...

call: Billingshurst: 01403 785288
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web: www.mansellmctaggart.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- 4 bedroom detached period cottage
- Offering gardens and grounds of 3.9 acres
- Huge potential (STPP) to develop part of the plot
- Potential business venture/cattery
- Extensive parking and driveway
- Large detached barn/garage
- Fields perfect for keeping horses (just under 3 acres)
- Potential to extend main house (STPP)
- Council tax band: A
- EPC rating: G



in more detail...

This attractive period cottage is located in a beautiful rural setting with gardens and land measuring just under 4 acres. Part of the property is believed to date back to the 17th century with a later Victorian extension which now makes up most of the house. The immediate garden measures in at approximately 1 acre comprising an extensive driveway, private garden, summerhouse and two ponds.

As you enter the plot there is a large detached barn/garage and cattery building with office which, now unused, represents a fantastic business venture. We feel there is also huge development potential of this part of the property (STPP) with the opportunity to convert/extend the barn in to a residential building. This would be an ideal venture for those looking to live with family or for the budding property developer.

The house itself fronts on to the land it comes with (just under 3 acres) offering a fantastic view and further opportunity for those who wish to keep horses. Inside there is a typical cottage feel, with open fire places, wood burners and attractive exposed beams. There is also a large family kitchen and an amazing family room with feature vaulted ceiling.



the location...

Coneyhurst is a small Hamlet located just a few miles to the East of Billingshurst which itself offer a good range of shops and amenities including, restaurants, church, and bus services. Billingshurst also provides a mainline station with fast and frequent service to Victoria/London Bridge (approximately 65 minutes), Gatwick International Airport and the south coast. There are schools for all age groups within the locality, both state and independent, including the Weald Community School and 6th Form and Billingshurst Primary School. There are private schools in the area including Pennthorpe at Rudgwick and Farlington, an independent day and boarding school for girls located on the outskirts of Broadbridge Heath. The larger towns of Horsham, Guildford and Chichester are all within easy driving distance and there are excellent road links via the A272, A264, A29 and A24 to the M23 and major motorway network. Golf can be found nearby at Slinfold, West Chiltington and Rookwood at Horsham and sporting/leisure facilities can be found at leisure centres in Billingshurst, Broadbridge Heath and Christs Hospital. For the walking and riding enthusiast there are miles of beautiful surrounding open countryside including the newly-formed South Downs National Park lying to the west at Wisborough Green.

worth bearing in mind...

The main house/garden measures approximately 1 acre with the field behind measuring just under 3 acres. There is access to the field from both the A272 (to the north) and through the property.

The large barn represents a golden opportunity for development (STPP), ideal for two families combining or a budding property developer.

