



Old Shoreham Farmhouse | | Shoreham-by-Sea | BN43 5NJ



ESTATE AGENT



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£1,750,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MAGNIFICENT DETACHED 18TH CENTURY GRADE 2 LISTED RESIDENCE. LOCATED WITHIN 1 MILE OF THE MAINLINE RAILWAY STATION (LONDON-VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, SEVEN DOUBLE BEDROOMS, 30' DRAWING ROOM, STUDY/DINING ROOM, SOUTH FACING ORANGERY, FAMILY ROOM, GROUND FLOOR CLOAK ROOM, CELLAR, KITCHEN, BREAKFAST ROOM, UTILITY ROOM, FAMILY BATHROOM, SHOWER ROOM, EN-SUITE BATHROOM TO THE MAIN BEDROOM, 53' WALLED GARDEN, 117' SOUTH FACING SECLUDED REAR GARDEN AND NUMEROUS ORNATE ORIGINAL FEATURES THROUGHOUT. THE CARPORT HAS PLANNING FOR DOORS ALL ALONG THE FRONT, TOILET AND WASH HAND BASIN. INTERNAL VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS STUNNING RESIDENCE. NO UPWARD CHAIN.

- 7 DOUBLE BEDROOMS
- 30' DRAWING ROOM
- DINING ROOM + FAMILY ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM + CELLAR
- FAMILY BATHROOM + SHOWER ROOM
- EN-SUITE BATHROOM TO MAIN BEDROOM
- 53' WALLED GARDEN
- 117' LAWNED GARDEN
- CAR PORT WITH POTENTIAL TO DEVELOP

Front door leading to:

ENTRANCE HALL

29'9" in length (9.08 in length)

Wood panelling to dado height, leaded stained glass window with borrowed light from the drawing room, picture rail, limestone flooring.

Original wood panelled door off entrance hall to:

DRAWING ROOM

30'10" x 12'11" narrowing to 10'9" (9.4 x 3.96 narrowing to 3.3)

Into square bay original sash windows with plantation style shuttering to the front having a westerly aspect, window seat, feature open fireplace with wood surround and mantle, slate hearth, built in double doored storage cupboards to either side, display shelving over, double panelled radiator, window to the side, two radiators with radiator covers, original wood panelled door giving access to the inner hallway, picture rail, oak flooring.

Original wood panelled door off entrance hall to:

STUDY/DINING ROOM

17'8" x 11'6" (5.4 x 3.52)

Into square bay original sash windows with plantation style shuttering to the front having a westerly aspect, window seat, feature cast iron fireplace, tiled insert, wood surround and mantle, tiled hearth, double panelled radiator, three built in double doored storage cupboards with display shelving over, picture rail.

Twin Georgian style glazed doors off study/dining room to:

ORANGERY

15'8" x 14'11" (4.78 x 4.57)

Being of part brick construction to dado height, range of windows to both sides and the rear, part stained glass high level windows, vaulted glazed roof, decorative tiled flooring, central brick tropical flower bed, part glazed door giving access to the rear garden.

Original wood panelled door off entrance hall to:

FAMILY ROOM

22'3" x 13'8" (6.8 x 4.18)

Original windows to the rear having a favoured southerly aspect, feature gas effect fireplace with cast iron cradle, tiled insert, tiled hearth, twin built in glass display cabinets, double panelled radiator, picture rail.

Archway off entrance hall to:

INNER HALLWAY

20'1" in length (6.14 in length)

Two built in double doored storage cupboards with hanging and shelving space, further built in double doored storage cupboard with shelving housing electric trip switches, high level storage cupboard to the side, limestone flooring, door giving access to the side of the property, part sloping ceiling with 'VELUX' window.

Door off inner hallway to:

DOWNSTAIRS CLOAKROOM

Comprising low level wc, vanity unit with inset ornate oval wash hand basin, antique style mixer tap, drawers and display shelf under, windows to the side, double panelled radiator, limestone flooring.

Panelled door off inner hallway to:

KITCHEN

18'3" x 9'9" (5.57 x 2.99)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite worktop, slow closing cupboards under, built in integrated 'BOSCH' dish washer to the side, built in integrated fridge to the side, matching granite backsplash, tiling over, display shelving above, 'FALCON' range with five gas rings, electric ovens under, slow closing drawers either side, matching granite backsplash, tiling over, 'FALCON' canopied extractor hood, complimented by matching wall units either side with down lighting, further adjacent matching work top, slow closing drawers and cupboards under, matching granite backsplash, tiling over, complimented by matching wall units over with under counter lighting, built in 'NEFF' microwave, freestanding breakfast bar with matching granite work top, slow closing cupboards under, built in 'FALCON' wine cooler, limestone flooring, two 'VELUX' windows, wood famed double glazed windows to the side having an easterly aspect, part glazed door giving access to the walled garden, spot lighting.

Twin opening off kitchen to:

BREAKFAST ROOM

15'10" x 12'4" (4.83 x 3.76)

Windows to the side having a favoured southerly aspect, feature wood burner with exposed brick chimney breast, tiled insert, slate hearth, built in double doored storage cupboard to the side with shelving, further built in double doored storage cupboard, leaded stained glass display cabinet above, limestone flooring, vaulted ceiling with expose beams.

Door off kitchen to:

UTILITY ROOM

9'10" x 8'9" (3.00 x 2.69)

Being part tiled, comprising butler sink with double doored storage cupboard under, granite effect work top to the side, 'BEKO' washing machine under, display shelving to the side, American style fridge/freezer to the side, adjacent matching work top with 'AEG' tumble dryer under, further adjacent matching work top, double doored storage cupboard under, double doored storage

cupboards over, built in double doored airing cupboard housing wall mounted gas fired combination boiler, hot water tank, slatted shelving, double doored storage cupboard over, limestone flooring, windows to the side having an easterly aspect, part glazed stable style door to the side.

Door off entrance hall to:

CELLAR

13'11" x 11'9" (4.26 x 3.6)

Stairs down, housing gas meter, pump for showers water pressure, brick flooring.

Staircase up from entrance hall with original bannister and spindles to:

FIRST FLOOR LANDING

29'3" in length (8.93 in length)

Original sash windows with plantation style shuttering to the front having a westerly aspect, two single panel radiators, picture rail.

Original wood panelled door off landing to:

BEDROOM 1

14'2" x 12'0" (4.33 x 3.68)

Original sash windows with plantation style shuttering to the front having a westerly aspect, feature wood fireplace surround and mantle, brick insert, brick hearth, double panelled radiator, picture rail.

Twin folding louvered doors off bedroom 1 to:

EN-SUITE BATHROOM

12'2" x 7'6" (3.72 x 2.29)

Comprising free standing enamelled bath with ball and lion feet legs, antique style mixer tap with separate shower attachment, original sash window to the rear having an easterly aspect, two built in double mirrored doored wardrobes with hanging space, double doored storage cupboards over, further built in double doored storage cupboard with shelving, double doored storage cupboard over, picture rail.

Step up to:

SHOWER AREA

12'2" x 3'4" (3.72 x 1.04)

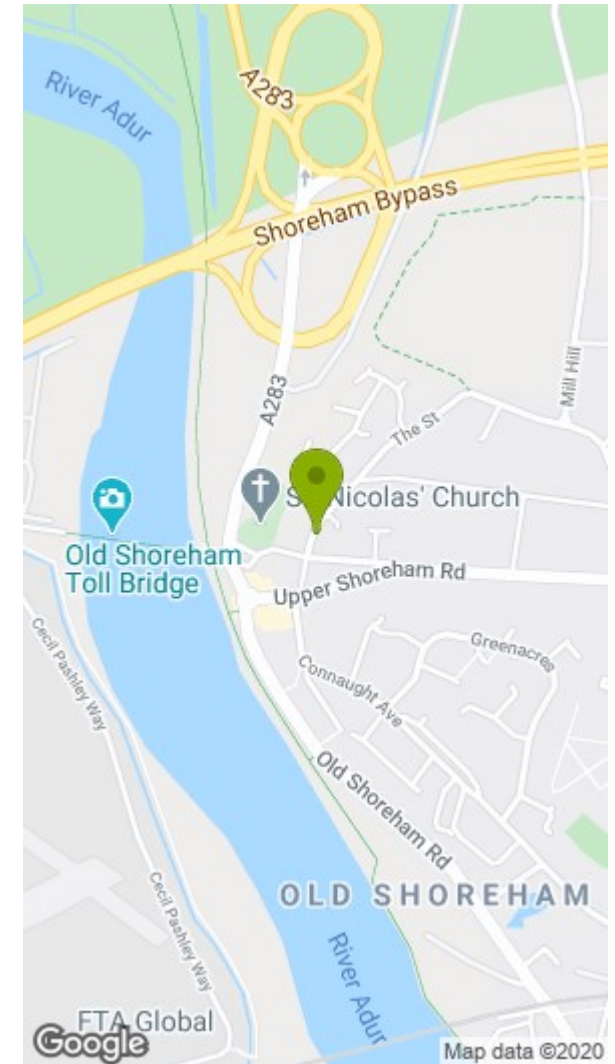
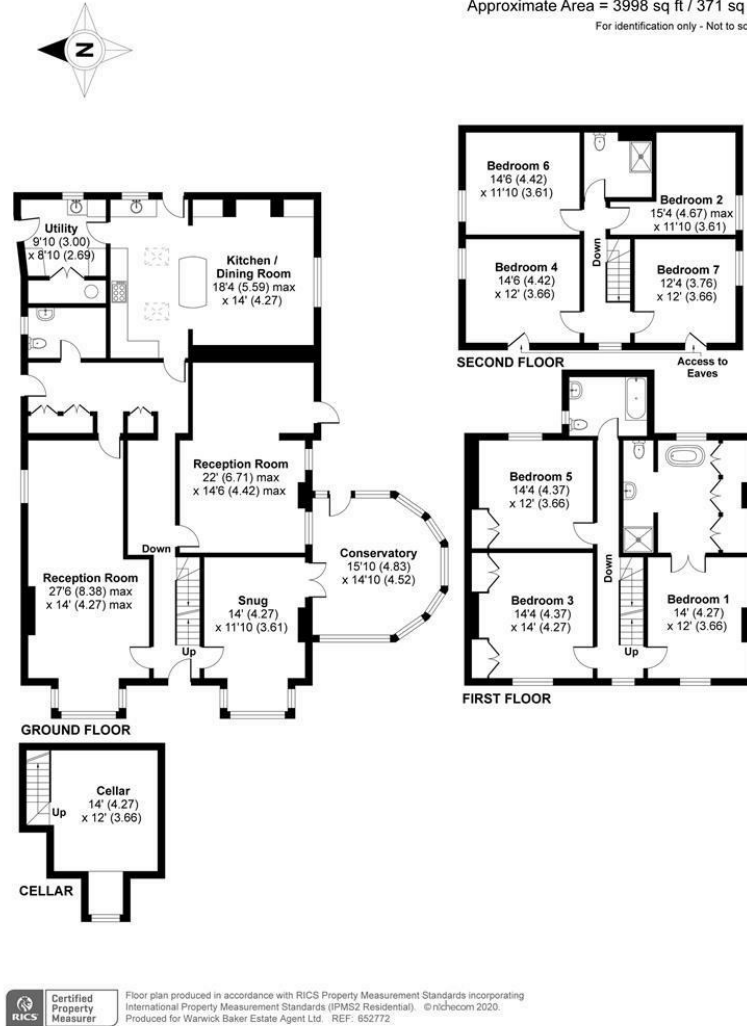
Being part tiled to dado height, comprising regency style enamelled sink unit with matching mixer tap, low level wc, built in double doored storage cupboard with display shelving over, painted floor boards, heated hand towel rail, picture rail, spot lighting, step in fully tiled shower cubicle with built in shower and separate shower attachment, glass shower screen and door.

Original wood panelled door off landing to:



The Street, Shoreham-by-Sea

Approximate Area = 3998 sq ft / 371 sq m
For identification only - Not to scale



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC