



The Old Bakehouse
The Street | Fulking | West Sussex | BN5 9LU

THE OLD BAKEHOUSE

A Quintessential Country Cottage With Some Breathtaking Views Situated In This Sort After Hamlet Within The South Downs National Park.







The property is delightfully situated in a beautiful rural setting in the Downland hamlet of Fulking with its renowned public house, The Shepherd & Dog. Henfield village which is about 4 miles drive has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 6 miles distant.

- Grade II Listed
- Character Sitting Room with woodburning stove
- Dining Room with feature range
- Conservatory
- Three Bedrooms
- Upstairs Bathroom with roll-top bath & separate shower
- Garaging for 4 Cars

- Games Room
- Well Stocked & Secluded Gardens
- Stunning Views
- Sought After Location
- Within The South Downs National Park
- Ideal Second Home or Holiday Cottage





Step inside

Old Bakehouse

From the moment you walk through the decorative porch to the front door The Old Bakehouse captivates you. From the Hall there is a delightful Dining Room to the right overlooking the front with a feature Regency range, French Oak floor and exposed brick and timbers. To the left of the Hall there is the charming through Sitting Room with lots of character with a woodburner in the fireplace, Oak floor, window to front, exposed brick and door to the Conservatory which has a tiled floor and overlooks the Courtyard. The Kitchen which also overlooks the Courtyard has handmade units with twin bowls and tiled worksurfaces with built-in hob, oven, fridge and space for washing machine. There are some wall cupboards, exposed wall and timbers and a tiled floor. From the Hall steps lead down to a most useful Cellar with power and light and spaces for appliances.

From the Hall a pretty staircase leads to the Landing off which there are three Bedrooms, two to the front and one to the rear. All the Bedrooms enjoy Views and there is a spacious Bathroom with roll-top bath, high level w.c with 'Burlington' cistern, shower cubicle with electric shower and wash hand basin in a marble surround.



Seller Insight



"The mark on the back of the wall states that the cottage was built in 1797 and it has an interesting history and long association with the local Willet family," says Jim.

"We were working in Brighton when we bought the property and had a search vicinity of around a 30-minute drive. We wanted something with character and we knew it would be a big project. We slept on camp beds in the lounge during the renovations and, as we'd removed the ceilings, we could see right up to the timbers of the roof from our bed. We reused timber, brickwork and tiles from a Church which was demolished in Brighton and we put the cottage back to how it should have been, including the Sussex style windows."

"We have a letter from the Willet family who were the owners of the property in 1825. They dug out some of the rock at the side and opened a shop, originally acting as the village shoemakers. The business then changed to baking and Miss Willet would often sell up to 25 loaves a day! They added the Post Office in the 1920s and there is a covenant on the house forbidding us to compete against the shop in the top part of the village. We've also got the plans from when it was converted from the shop to a house in c1947."

"The garden is very unusual as it is above the house, so I added some extra steps to easily access the main garden which has views of the Downs and Truleigh Hill. There is an abundance of wildlife including owls and bats and the stream running through the pub garden has plenty of freshwater prawns!"

"There's always lots to do, including wine tasting evenings, book look exchange and an annual village fair. Goodwood isn't far away and I like to attend the Festival of Speed and Revival and the Brighton Speed Trials."

"My favourite room is the lounge as a lot of hard work went into it! We receive deliveries of wood from the local farmer for the log burner and it's always snug and warm in the winter."

"The local pub is just next door to us and is a big part of the community, hosting various themed events including a recent Gin and Jazz weekend. We celebrated our Golden Wedding anniversary with around 50 or 60 of our friends and family in the pub, they were very accommodating."

"When we built the 4-car garage, we added a room above which has been used by our children. It has sleeping, cooking and wash facilities and would be a useful room for guests. It's now used as a games room and we have a snooker table in there."

*"We will miss the scenery but as we're getting older, practicality demands that we move. We've been lucky to live here for 31 years, it's been very pleasant." **

















Step outside

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The property is approached to the right hand side of the cottage by car and there are wrought iron gates to a paved courtyard/ driveway area. There is a large Garage built of flint and brick providing parking for 4 cars with an up and over door and light and power connected. Above the Garage is a Games Room with a lobby off and cloakroom and a workshop.

The Gardens are just delightful, the cottage enjoying a wide frontage to the lane with sandstone path, shrubs, trees and hedging. Adjacent to the cottage and conservatory there is a courtyard area and steps lead up to the main garden which has a terrace by a waterfall with fantastic views. There are mature shrubs and trees including fruit trees and at the top of the garden there is a log cabin, two stores and potting shed. There is a lawn and a barbecue area and a network of paths and steps. There is also a gate out to a bridlepath affording direct access to stunning walks.

What the Agent Say

The cottage just oozes charm and the gardens ramble up from the cottage enjoying Views that really do take your breath away. The ample garaging is a unique feature and to have such a renowned pub adjacent is the 'icing on the cake!' It is no surprise that the Vendors have been here for 31 years!











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The Old Bakehouse, The Street, Fulking, West Sussex

Approximate Gross Internal Area

Main House = 1051 Sq Ft/98 Sq M

Garage = 432 Sq Ft/40 Sq M

Games Room = 372 Sq Ft/35 Sq M

Total = 1855 Sq Ft/173 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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