





Blackgate House, Pulborough

A detached family house and annexe in a rural position also having land with development potential

 2  3  2  E

- ▶ **Sitting Room and Dining Room**
- ▶ **Lovely Kitchen/Breakfast Room**
- ▶ **Conservatory**
- ▶ **Three Double Bedrooms**
- ▶ **En-suite Bathroom and Family Bathroom**
- ▶ **Self-Contained Annexe**
- ▶ **Superbly Maintained Gardens**
- ▶ **Outbuildings with Planning Permission**
- ▶ **Double Barn Style Garage**
- ▶ **Approximately 2.1 Acres**

A unique opportunity to purchase an individual detached house with separate self contained annexe in superbly maintained gardens. The property also comes with extensive land and outbuildings, two of which have planning approval for single storey dwellings and there is a third building which may also be suitable for approval. In total the site extends to approximately 2.1 acres with the house being easily segregated from the land and outbuildings along established hedgerows and trees. The owners are interested in selling the house, land and outbuildings as a whole. This is an exciting opportunity for a developer.

The accommodation at Blackgate House is extremely well presented and would make an excellent family home. The front door leads into a good size entrance hall with turning staircase leading to a spacious galleried landing. There is a ground floor cloakroom, sitting room with woodburning stove and a large conservatory which also leads off the separate dining room. The spacious kitchen/breakfast room has a Stanley oil fired range cooker which also provides hot water and central heating. Upstairs there is a spacious master bedroom with a generous en-suite bathroom, two further bedrooms and an equally large family bathroom.

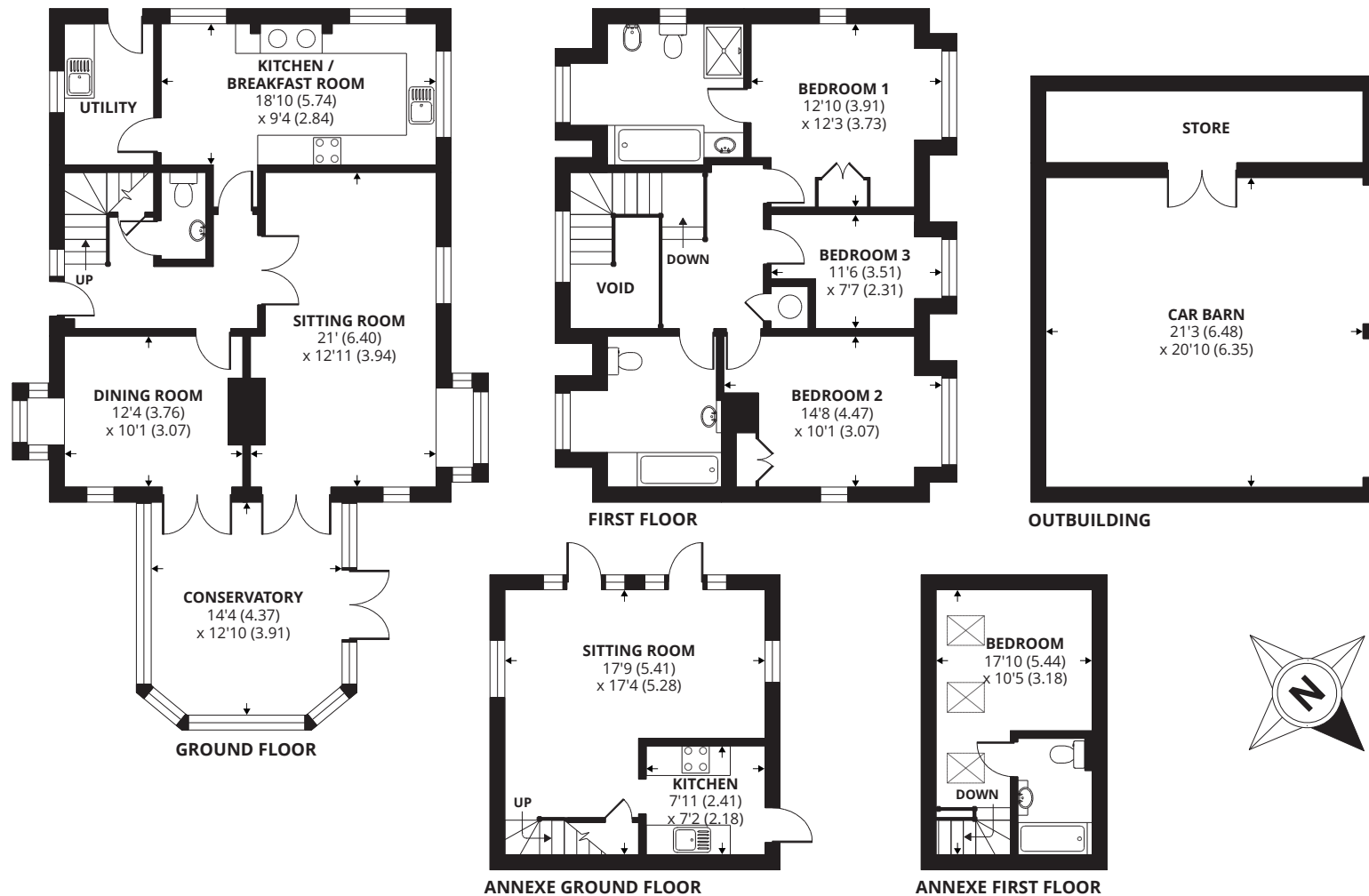
The detached annexe consists of a generous sitting room, fitted kitchen, double bedroom and bathroom.







APPROX. GROSS INTERNAL FLOOR AREA 2177 SQ FT 202.2 SQ METRES (EXCLUDES OUTBUILDING , VOID & INCLUDES ANNEXE)



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside there is a detached double width barn style garage and the detached two storey self contained annexe. The adjacent land was formerly a nursery and extends to approximately 1.2 acres. There are two single storey storage units, both of which have been granted permission for conversion to single storey dwellings. There is also a third building which permission has not yet been applied for. This land has separate access so it can be developed without affecting the house, or the land could be kept and enjoyed as a whole. Further information regarding the plots and planning permission at our office in Billingshurst. Viewing would be recommended in order to appreciate the land, property and location.

Location

This property is pleasantly situated in rural location on the outskirts of Pulborough village with its shops, school and mainline railway station. The larger historic village of Billingshurst lies approximately 2.5 miles to the north and has a good selection of shops, schooling for all age groups, a leisure centre with swimming pool and mainline railway station with services into London Victoria.

Directions

From our Billingshurst office proceed south down the High Street over three mini roundabouts and at the fourth roundabout take the A29 down towards Pulborough. Continue for approximately 2.5 miles and turn right into Blackgate Lane. The property will be found after a short distance on the right hand side.

254483/111017

