



- 14TH CENTURY DETACHED FARMHOUSE
- 4 BEDROOMS 3 RECEPTIONS
- EN SUITE TO MASTER
- PRIVATE GATED DRIVEWAY

Smugglers Farm, Smugglers Walk, Goring By Sea, BN12 4DP

Guide Price £1,250,000

W Welch are delighted to be offering for sale by private treaty a wonderful detached historical Grade II listed four bedroom 14th century farmhouse with an amazing history. The current custodial of this stunning property have respectfully extended the house whilst retaining original features. Situated in Goring, Smuggler's Walk actually stands at the centre of an area that was once used for storing smuggled goods. The flat beach at Goring was a favourite place for the smuggler. During the 18th century, when the 'trade' was at its peak, there were innumerable engagements between smugglers and customs men along the coast. Original features include flagstone floor, beams with inglenook fireplaces and all set within beautiful



Property Description

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DRAWING ROOM

19' 10" x 11' 8" (6.05m x 3.56m) Inglenook fireplace, beamed ceiling door leading onto garden

CLOAKROOM

7' 5" x 6' 3" (2.26m x 1.91m)

DINING ROOM

19' 2" x 12' 8" (5.84m x 3.86m) Beamed Ceilings, inglenook fireplace, flag stone flooring, rear aspect window onto gardens

KITCHEN/BREAKFAST ROOM

26' 3" x 15' 8" (8m x 4.78m) Tiled floorings, aga oven set back into brick fireplace, breakfast bar, beamed ceiling and walls, exposed walls, space for dining

GARDEN ROOM

23' 7" x 15' 4" (7.19m x 4.67m) Modern garden room, tall





beamed ceilings, log burner and doors leading out onto garden, dual aspect windows

UTILITY ROOM

15' 3" x 5' 7" (4.65m x 1.7m)

STUDY

8' 6" x 14' 9" (2.59m x 4.5m)

BEDROOM ONE - MASTER

13' 9" x 11' 8" (4.19m x 3.56m) Bedroom with en-suite bathroom - window overlooking garden

BEDROOM TWO

15' 5" x 12' 4" (4.7m x 3.76m) Window overlooking gardens

BEDROOM THREE

14' 11" x 12' 7" (4.55m x 3.84m) Window overlooking garden

BEDROOM FOUR

18' 8" x 11' 8" (5.69m x 3.56m) Window overlooking garden

BATHROOM

14' 6" x 6' 1" (4.42m x 1.85m) Free standing bath, beamed ceilings and separate shower

WC

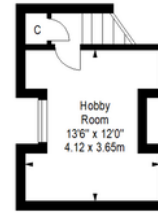
6' 5" x 3' 1" (1.96m x 0.94m)

ENSUITE TO MASTER BEDROOM

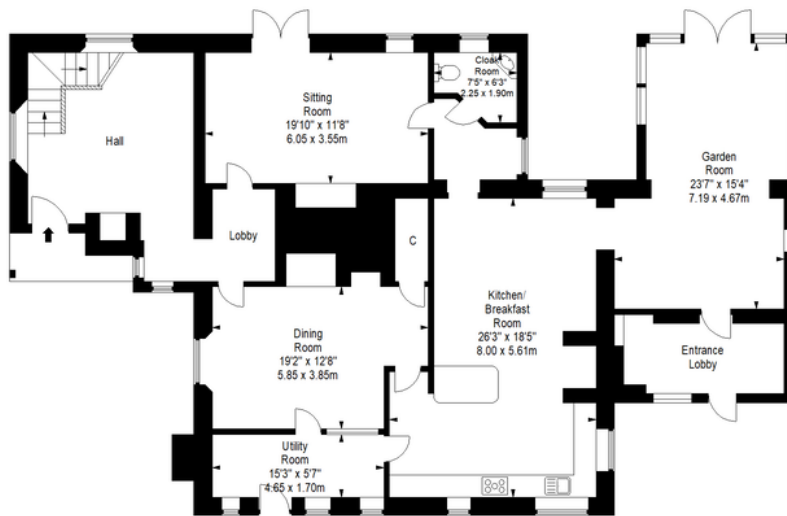
6' 7" x 6' 7" (2.01m x 2.01m) Shower and w.c



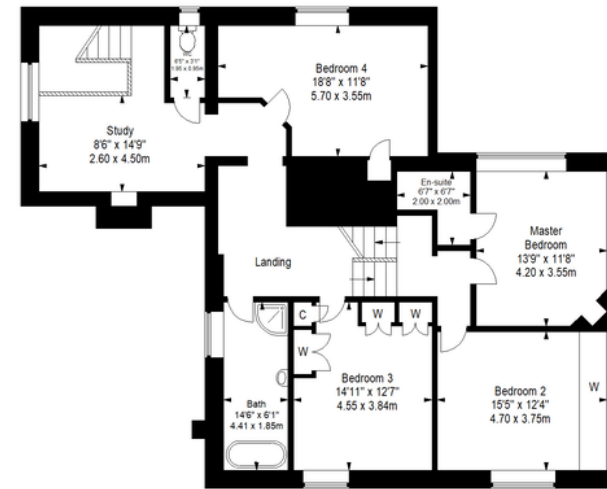
Second Floor



Ground Floor



First Floor



Approximate gross internal floor area 332.1 sq m/ 3574.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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3 Marston Road, Worthing, West
Sussex, BN14 8BD

www.w-welchestateagents.co.uk
01903 898000
sales@w-welchestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements