



Church Farm House, Rectory Lane, Angmering

Freehold

Beautifully located village farmhouse • Six bedrooms • Three bathrooms • In need of modernisation • 5000 sqft accommodation • Grade II listed • Annexe potential • Delightful gardens and mature trees and plants

Cooper Adams

Dating back to 1704, this handsome Grade II listed farmhouse offers over 5,000 sq ft of characterful and flexible living space. Rich in history and period charm, it has evolved into a substantial family home. Now in need of some repair and modernisation, it presents a rare opportunity to restore a historic property to your own taste. The main house boasts spacious reception rooms with high ceilings and original features, alongside charming lower-ceilinged hallways and staircases. There are six generous bedrooms, two on the second floor.

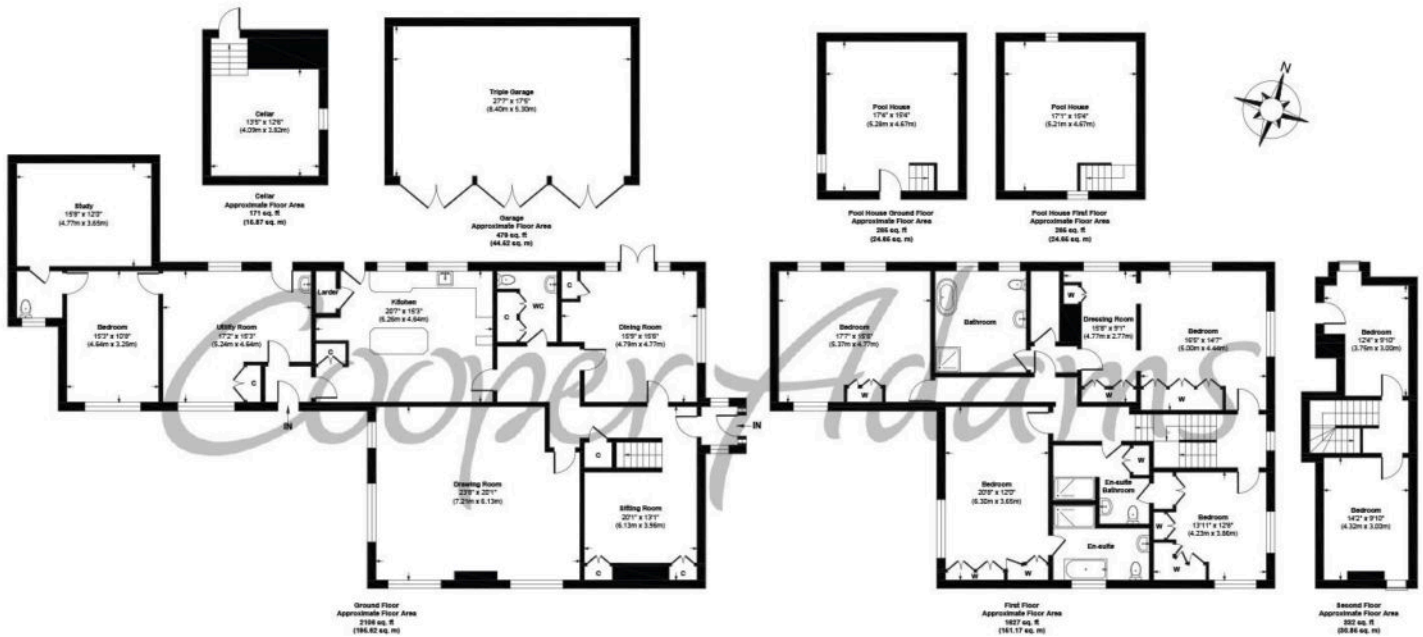
Attached to the west side is a separate wing, currently used as a utility room, children's sitting room, and office, ideal for conversion into a self-contained annexe, Airbnb, or work-from-home suite (subject to consents). Within the mature gardens sits a two-storey former gardener's cottage, built in traditional flint. This could be converted into guest or rental accommodation, again subject to planning and listed building consent. The gardens blend formal English planting with wildflower areas, specimen trees, hidden lawns, and peaceful seating spots. A triple garage and additional parking complete the outside space.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





Church Farmhouse, Angmering, West Sussex, BN16 4JU
Approx. Gross Internal Floor Area 5245 sq. ft / 487.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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