



The Pest House

BEDLAM STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9EW

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Situation

A well extended detached period house, set in private gardens and grounds of approximately 4.5 acres with a detached 2 bedroom cottage and views of the South Downs

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, Post Office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

With origins believed to date back to 1725 'The Pest House' is a sizable period property set in a wonderful semi-rural location within the South Downs National Park. Having grown over the years, the property offers versatile living yet still retains the charm and character of its era showcasing original timber work, oak doors, feature beams and an inglenook fireplace. The main hub of the house is the sizable kitchen/family room, a great space to entertain with double aspect bi-fold doors opening out on to the garden. 5 bedrooms serviced by 2 bathrooms reside on the top 2 floors. Versatility comes with a ground floor annexe, accessed internally or independently if needed which comprises a sizable reception room, bedroom and fully tiled wet room. Within the grounds sits a detached 2 bedroom cottage with modern fixtures and fittings throughout along with its own terrace and parking. Accessed via electric gates, the gardens and grounds amass to approx. 4.5 acres in total. Immediately adjoining the house is a walled garden areas with patio areas, manicured lawn and selective country planting with further gardens, a pond and pasture land continuing to the north bordered by hedgerow and trees. External storage is plentiful with a sizable, covered pole barn and there is parking for several cars.



Kitchen

- » Shaker style wall and base units
- » Granite work surfaces
- » Space for Range cooker
- » Extractor fan over
- » Fitted wine fridge
- » Fitted 'Bosch' electric oven
- » Fitted fridge
- » Centre island unit with granite worksurfaces and breakfast bar, inset sink and a selection of cupboards and drawers under
- » Fitted dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with cupboard under
- » Heated ladder style towel radiator
- » Tiled floor



Wet Room

- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Specification

- » Oil fired boiler
- » 2 bedroom detached cottage
- » Useful utility room
- » Character and period features throughout
- » Sizable open sided pole barn
- » Landscaped gardens
- » Garden and grounds of approximately 4.5 acres
- » Private drainage
- » Glorious views of the South Downs
- » Electronically controlled entry and exit gates



Cottage

The property benefits from a 2 bedroom cottage adjacent to the main property with a private patio, car parking for 2 cars and a glorious outlook over farmland. The annexe has 2 stores along with kitchen/dining/sitting room with patio doors leading out onto the private garden area. The 2 double bedrooms are serviced by a family shower room and en-suite bathroom.

Kitchen

- » Modern hi gloss wall and base units
- » Inset electric hob
- » Fitted electric oven
- » Fitted fridge freezer
- » Fitted washing machine
- » Fitted dishwasher

Bathrooms

Family shower room and en-suite bathroom benefiting from fully fitted white suite comprising panelled bath, tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites, wash hand basin and heated ladder style towel radiators.

Specification

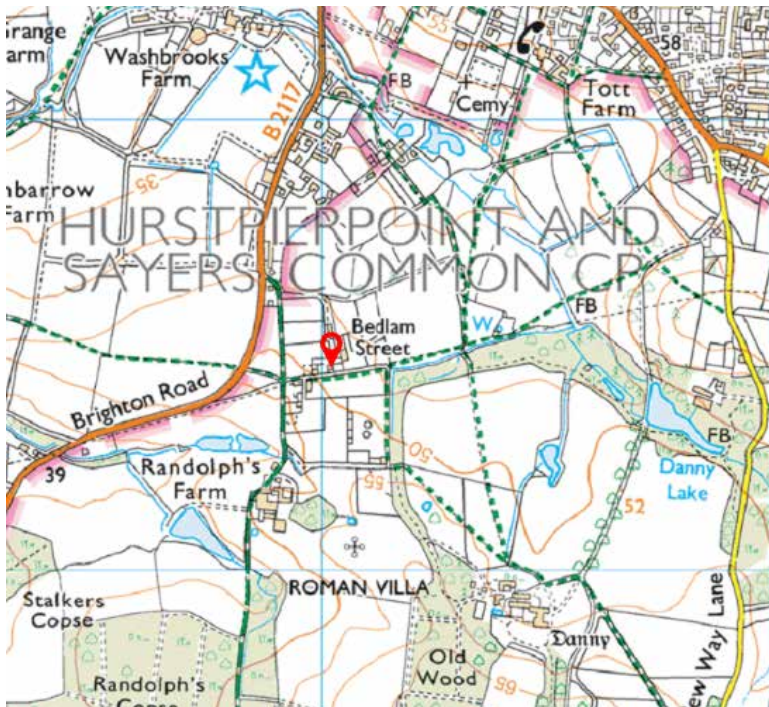
- » Oil fired boiler
- » Rural outlook
- » Parking for several cars



External

The property is approached via electronically controlled twin gates and over a paved shingle driveway with parking for several cars. A sizable walled garden comprising patio areas and manicured lawns adjoins the property with bi-fold doors opening out from the kitchen/breakfast room making a wonderful entertaining space. An area of hard standing provides parking for several cars and leads to the detached 2 bedroom cottage and sizable covered pole barn reside. Lawned gardens, a pond and fenced paddocks continue with boundaries denoted by hedgerow and scattered trees.





Transport Links from The Pest House

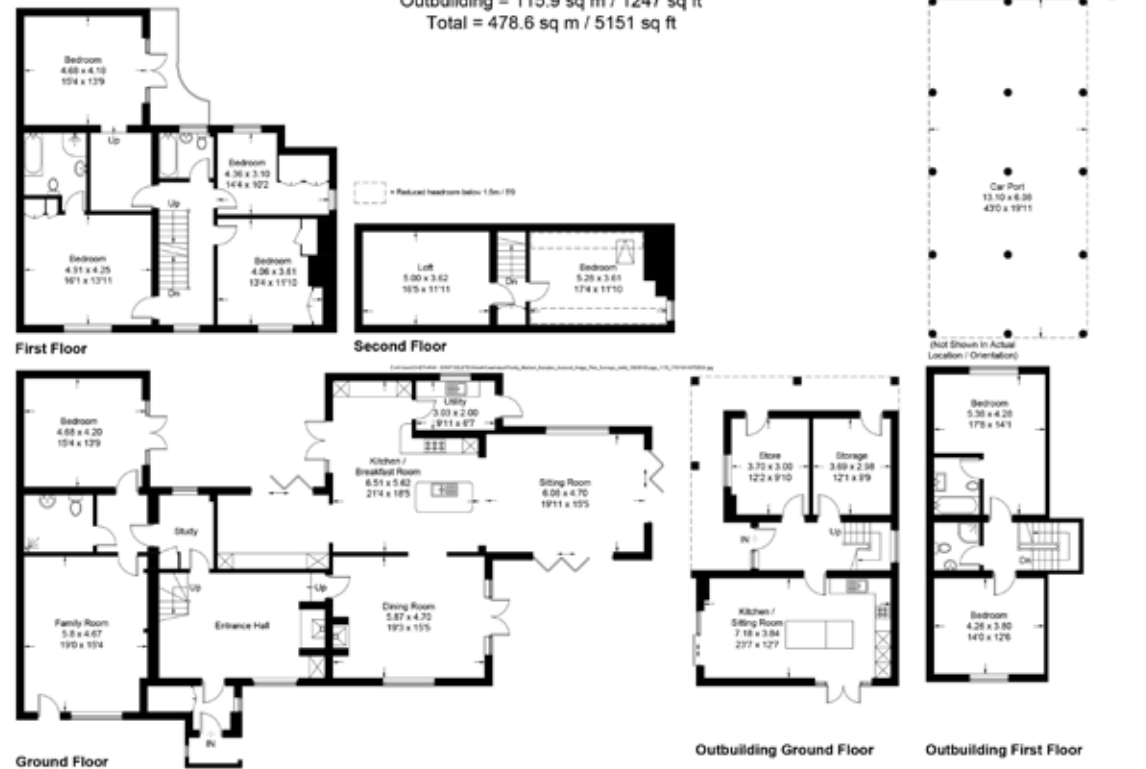
Hassocks Train Station	approx. 2.3 miles
Haywards Heath Train Station	approx. 8.2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 0.9 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Bedlam Street, Hurstpierpoint, BN6 9EW

Approximate Gross Internal Area = 362.7 sq m / 3904 sq ft
 Outbuilding = 115.9 sq m / 1247 sq ft
 Total = 478.6 sq m / 5151 sq ft



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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