



£699,950

Toat Lane, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Toat Lane, Pulborough, West Sussex, RH20 1BZ

Offered chain-free, this converted barn is believed to date back to the 1800s and offers a wealth of character features, including beautiful exposed beams throughout.

Semi detached to the first floor only, the property is entered via a covered courtyard, which opens onto the rear garden, with open countryside beyond. The triple aspect lounge has a cosy open fire, whilst the large kitchen/breakfast room is really the hub of the home, with steps down to the dining room. There is a useful utility room and cloakroom. A quirky staircase leads to a third bedroom/study above. From the main staircase is a warm and welcoming bathroom with a clawfoot bath and views to the rear. The principle and second bedrooms are both perfect sizes.

Tucked away at the end of a country lane, the location feels incredibly quiet and secluded. There is driveway parking for two cars in front of a timber home office and gated access to a good sized, enclosed front garden with a number of useful outbuildings and plenty of space for children to play. With some clever alterations, a further parking area could be created here.

To the rear is a patio area, accessed from the dining room and with steps down to a lawn, with mature shrubs and trees and superb far reaching views to the old Toat bridge and across neighbouring farmland. Ideal for entertaining, this sociable garden is a wonderful space in which to relax with friends and family.

The property is surprisingly well situated for access to local amenities at Pulborough, about three miles away and Billingshurst, less than six miles away. The nearest mainline railway station is about ten minutes drive, with direct routes to London and Gatwick.



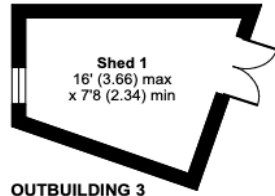




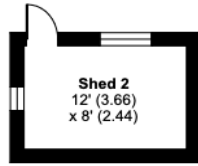
Toat Lane, Pulborough, RH20

Approximate Area = 1461 sq ft / 135.7 sq m
 Limited Use Area(s) = 74 sq ft / 6.9 sq m
 Outbuilding = 681 sq ft / 63.3 sq m
 Total = 2216 sq ft / 205.9 sq m

For identification only - Not to scale

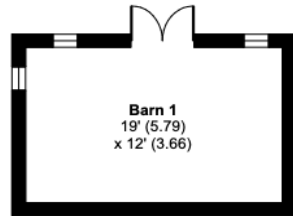


OUTBUILDING 3

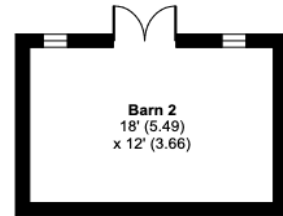


OUTBUILDING 4

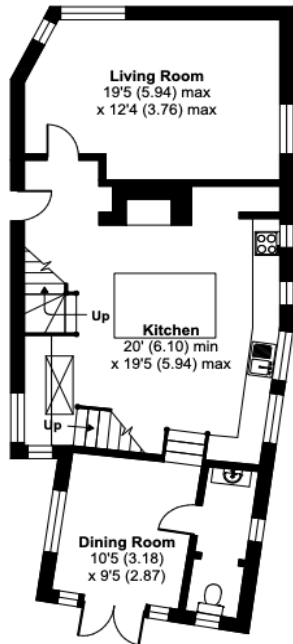
Denotes restricted head height



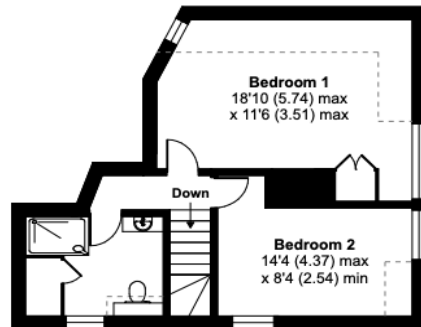
OUTBUILDING 1



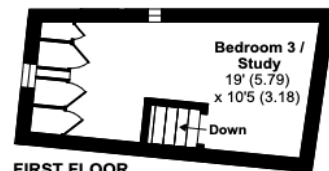
OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 963724



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.