



Price Range £900,000 - £950,000

Stane Street, Codmore Hill, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Stane Street, Codmore Hill, Pulborough, West Sussex, RH20 1BG

Grade II Listed, this handsome residence offers a wealth of period features, with scope to modernise and improve. The extensive accommodation would benefit from sensitive remodelling in order to create a wonderful family home. This really is a property to put your own stamp on.

The welcoming entrance hall gives access to a large cellar beneath. There are currently three reception rooms and a galley style kitchen on the ground floor, plus a cloakroom / WC and an external utility room with store room attached, accessed across a courtyard. Upstairs are five bedrooms, one of which has its own "secret" staircase leading back downstairs, plus a family bathroom and ensuite shower. A detached barn with a hay loft above is ripe for conversion, with the double garage also offering the potential to create a home office above it, in a room currently used for storage. There is a timber stable block and another store room outside. Standing in a large plot alongside the main road, the property features a sweeping gravel driveway with plenty of parking. The mature walled gardens include a lovely front lawn and a terraced side garden, with five bar gate leading to a raised lawn to the rear of the house.



Commuters will love that the mainline station is only a mile and a half away, with direct routes to London and Gatwick. The village of Pulborough offers two supermarkets and a range of independent and specialist shops, pubs, cafes and restaurants. There are wonderful country walks nearby, plus the beautiful South Downs and the River Arun. The primary school is about a mile away, with older children catching a bus to Ofsted-rated "Outstanding" The Weald School at Billingshurst.



Codmore House, Stane Street, Pulborough

Basement = 497.3 ft / 46.2 m
 Ground Floor = 1317.5 ft / 122.4 m
 1st Floor = 1083.9 ft / 100.7 m
 Outbuildings = 1358.4 ft / 126.2 m
 Approximate Total = 4257.1ft / 395.5 m

Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



Orientation not applicable to outbuildings



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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.