



Holly Cottage Church Lane

, Ferring, BN12 5HN

Offers in the region of £900,000

Freehold Council Tax Band G

James & James Estate Agents are delighted to bring to the market this 18th Century home believed to have once belonged to the notorious John Oliver, a miller, who was born in Worthing around 1709 and is thought to have had dealings with or led a band of local smugglers. His tomb now sits at the top of Highdown.

This home dates back to 1759. Holly Cottage is one of Ferring's most historic period homes in the very heart of the village.

The cottage sits on a corner site opposite the Medieval church of St Andrews. There are mature gardens on three sides benefitting from well stocked and managed borders that provide a stunning display during the Spring and Summer. A mature Wisteria decorates the side elevation. A vegetable patch and new potting shed are found towards the rear of the plot. There is also a detached garage with a pitched tile roof and window offering further versatility and possible development options, subject to the normal planning procedures. A gravel driveway to the side provides ample off road parking.

Steeped in the history of a bygone era this wonderful 18th Century cottage with its exposed beams, original brickwork, sash windows and predominantly flint construction has been tastefully modernised to create an elegant harmony between the old and new. It will make a wonderful and unique home for anyone wishing to live in this very desirable coastal West Sussex location.

Please contact the sellers sole agents to arrange a private viewing.

Grade II listed so EPC exempt





Entrance hall
8'3 x 8'1 (2.51m x 2.46m)

Reception room
23'8 x 14'11 (7.21m x 4.55m)

Sitting room
14'8 x 11'7 (4.47m x 3.53m)

Shower room
8'0 x 7'7 (2.44m x 2.31m)

Utility room
12'10 x 7'5 (3.91m x 2.26m)

Kitchen/breakfast room
15'1 x 13'9 (4.60m x 4.19m)

Stairs to first floor landing

Bedroom one
15'0 x 13'0 (4.57m x 3.96m)

Shower room
8'4 x 7'5 (2.54m x 2.26m)

Bedroom two
15'0 x 9'1 (4.57m x 2.77m)

Bedroom three
15'7 x 8'11 (4.75m x 2.72m)

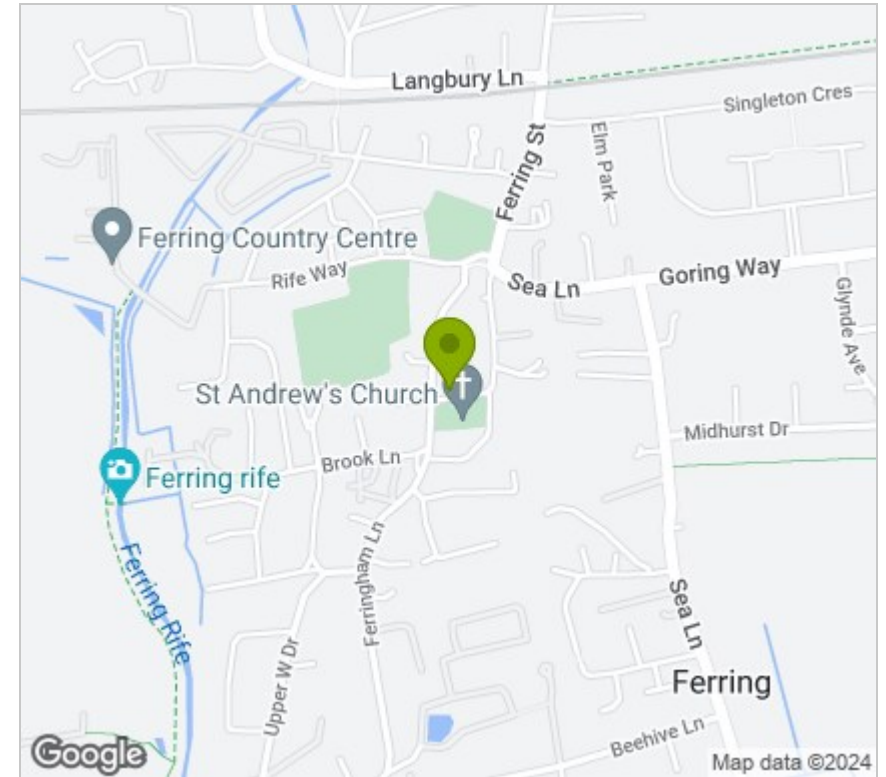
Bedroom four
12'1 x 10'10 (3.68m x 3.30m)



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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