



## 1 Stall House Cottage, North Heath, Pulborough, RH20 2HR

Guide Price £775,000



# 1 Stall House Cottage

North Heath, Pulborough

A semi-detached cottage situated on a mature plot of around  $\frac{3}{4}$  of an acre, with detached garage. Located in the semi-rural hamlet of North Heath near to Pulborough with mainline railway station. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Electricity, oil, water, and private drainage (cesspit) are currently connected to the property.

Agents Note: Restrictive covenants apply - please speak with agent for further details

- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- TWO BATH/SHOWER ROOMS
- $\frac{3}{4}$  OF AN ACRE GARDENS
- DETACHED GARAGE
- SEMI-RURAL LOCATION



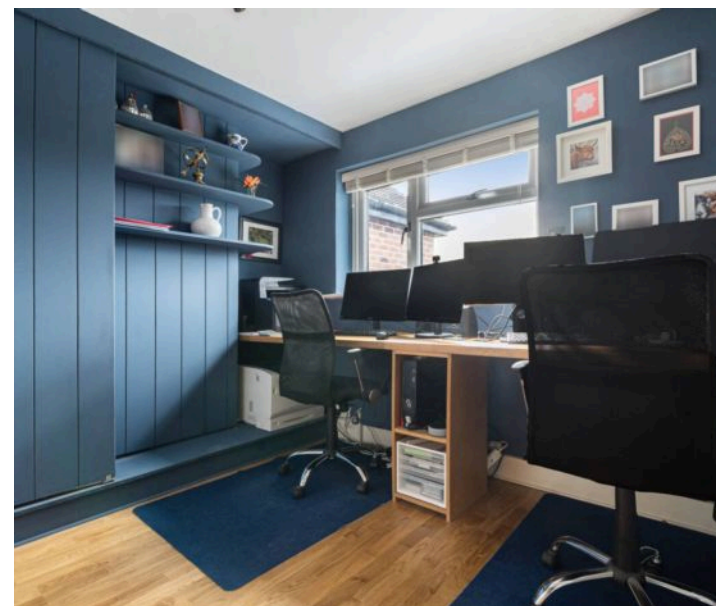
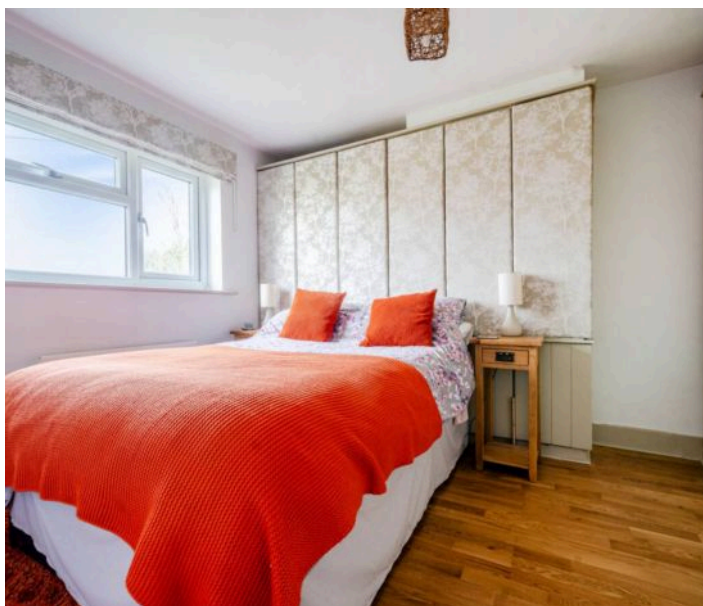


A charming, semi-detached cottage situated on a mature plot of around  $\frac{3}{4}$  of an acre, with a detached garage and countryside views. Located in the semi-rural hamlet of North Heath area, near Pulborough, offering shops and a mainline railway station.

The front garden has a path approaching the covered porch, leading into the welcoming hallway which in turn provides access to the sitting room, kitchen/dining/family room, stairwell to the first floor and the downstairs cloak room.

Located to the front of the property, the sitting room is a cosy space including a feature fireplace with wood burner, solid wood mantel and brick surround. This home has been extended to create a stunning kitchen/dining/family room at the rear, flooded with natural light from full-height windows and a striking lantern roof, and finished with solidwood flooring. The kitchen has been fitted with a variety of modern, glossy units including a central island. Appliances include split level double oven, ceramic hob with extractor over, and integrated dishwasher & fridge/freezer. The attached utility room offers a useful space that includes additional units for storage and space, with plumbing for a washing machine & dryer.

The winding stairwell leads to the first-floor landing with access to all three double bedrooms and family bathroom. Bedroom one has a dressing area with built-in wardrobes and a modern en-suite fitted with a w.c, basin unit with storage under and a double-width walk-in shower unit. Bedroom three has built-in storage units and is currently being used as a study, with views across the countryside, this could be the ideal space for those working from home.







Located in a gorgeous, semi-rural location, this property is set in a stunning plot of around  $\frac{3}{4}$  of an acre with mature gardens, mainly laid to lawn with trees, flower beds and raised flower beds. A generous patio area, around the rear of the house, is the perfect space for alfresco dining & entertaining. This home also benefits from a summer house and double detached garage, both have power & lighting. There is a 19'3 x 11'11 shed, and a separate area for parking.

North Heath is a hamlet in the Horsham District of West Sussex. Located just off the A29 road 1.9 miles north of Pulborough, a popular village with two supermarkets, a choice of public houses, health centre, and mainline railway station with regular services to London/Victoria. Nutbourne vineyards, a short drive away, is an increasingly popular destination for wine enthusiasts, known for its award-winning English wines, scenic countryside views, and vineyard tours.

#### **Garden**

$\frac{3}{4}$  of an acre with shed and summerhouse (with power & lighting)

#### **GARAGE**

Single Garage

Detached garage with power & lighting

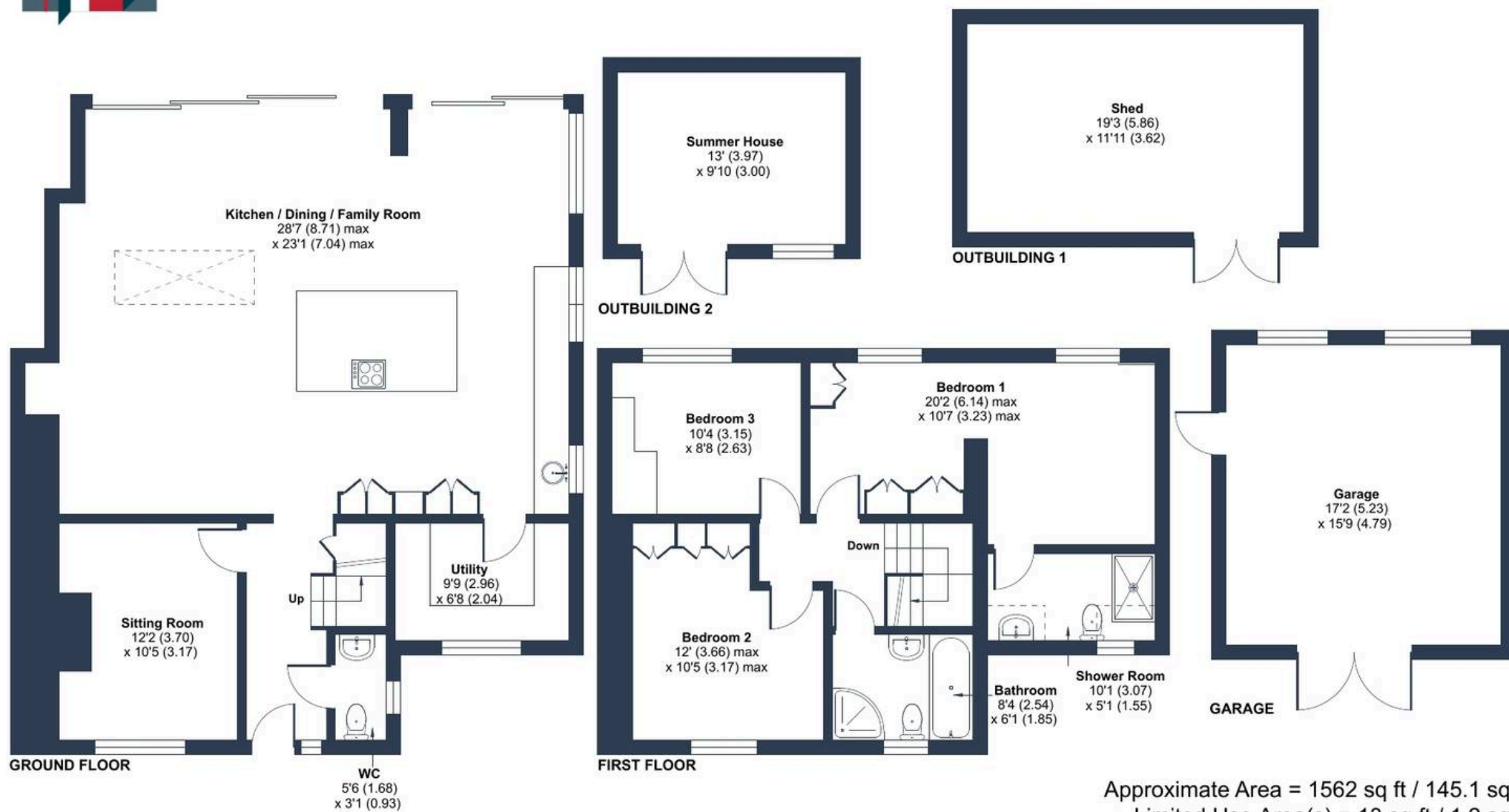
#### **OFF STREET**

4 Parking Spaces

Additional area of land, suitable for off-road parking.







Approximate Area = 1562 sq ft / 145.1 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Garage = 270 sq ft / 25 sq m  
 Outbuilding = 356 sq ft / 33 sq m  
 Total = 2201 sq ft / 204.3 sq m

For identification only - Not to scale







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