



The Old Forge | Stane Street | Codmore Hill | Pulborough | RH20 1BQ

 **FOWLERS**  
ESTATE AGENTS





# The Old Forge

Stane Street | Codmore Hill | Pulborough | RH20 1BQ

£675,000

A charming Grade II Listed four bedroom period home, retaining many original features and presented in first class order throughout with accommodation comprising: dual aspect sitting room with feature wood burner, dining room with Inglenook fireplace, recessed office area, kitchen with integrated appliances, reception room/bedroom, ground floor cloakroom and spacious family bathroom. Outside, there are beautiful cottage style gardens to the rear with a separate private access leading to a parking area and detached single garage and workshop. Pulborough has a range of local shops together with 2 supermarkets, medical centre and mainline railway station close to hand.

- Charming period Property
- Grade II Listed
- Four Bedrooms
- Original features throughout
- Ground Floor Cloakroom
- Dual aspect Sitting Room & Woodburner
- Dining Room with feature Inglenook
- Kitchen with integrated appliances
- Ground Floor Reception/Bedroom
- Spacious Family Bathroom
- Lower Ground Floor Cellar
- Gas Fired Central Heating
- Beautiful cottage style gardens
- Detached Garage and Workshop
- Private rear access and parking area
- Viewing recommended



**Entrance** Solid oak panelled front door to:

**Entrance Hall** Radiator, tiled flooring, feature arch window, walk-in utility room with working surfaces, space and plumbing for washing machine and tumble dryer, built-in storage cupboards, access to overhead loft space, exposed ceiling beams, built-in cloaks cupboard, radiator.

**Main Sitting Room** 24' 11" x 14' 9" (7.59m x 4.5m) Feature wood burning stove with oak mantel over, exposed beams, triple aspect windows, radiator, built-in storage cupboard, panelled door leading to rear garden.

**Dining Room** 14' 8" x 12' 4" (4.47m x 3.76m) Feature Inglenook fireplace with original oak beam with stone hearth, open fireplace with copper beam hood over, original front door, radiator, open plan to:

**Study** 8' 9" x 5' 5" (2.67m x 1.65m) Built-in shelving.

**Kitchen/Breakfast Room** 13' 6" x 10' 2" (4.11m x 3.1m) Range of wall and base units, integrated 'NEFF' oven with inset four ring hob and stainless steel extractor over, built-in storage cupboards and eye-level cupboards, inset enamel sink with swan neck mixer tap, exposed ceiling beams with concealed spot lighting, integrated appliances comprising: fridge, waste bin and dishwasher.

**Ground Floor Bathroom** Large walk-in

shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, tiled flooring, cupboard housing boiler.

**Ground Floor Bedroom/Reception Room** 13' 7" x 10' 4" (4.14m x 3.15m) Radiator, outlook over garden.

**Stairs to:**

**First Floor Landing** Exposed beams, access to loft space.

**Inner Hallway** Built-in cloaks cupboard.

**Main Bedroom** 14' 9" x 12' 5" (4.5m x 3.78m) Radiator, access to loft space.

**Bedroom Two** 14' 11" x 10' 5" (4.55m x 3.18m) Radiator.

**Bedroom Three** 14' 11 maximum" x 8' 11" (4.55m x 2.72m) Radiator, inset wash hand basin.

**Bedroom Four** 11' 4" x 10' 4 maximum" (3.45m x 3.15m) Built-in wardrobe cupboards, radiator.

**Family Bathroom** Victorian claw leg bath with telephone grip shower attachment, low level flush w.c., bidet, part panelled with feature walls, inset wash hand basin with toiletries cupboards under, exposed beams, heated vertical chrome towel rail, tiled flooring.

## Lower Ground Floor

**Cellar** 10' 5" x 6' 9" (3.18m x 2.06m)

**Cellar** 9' 10" x 5' 3" (3m x 1.6m)

## Outside

**Front Garden** Enclosed by stone walling with majority paved areas, with attractive flower and shrub borders, raised flower beds and vegetable plot, side access.

**Rear Garden** Paved patio area, steps up to shaped lawned area, enclosed by attractive flower and shrub borders and stone walling, Rose arch with trellising, paved pathway leading to rear access, accessed via Cray Lane with off road parking for two vehicles leading to:

**Attached Single Garage** 20' 3" x 9' 2" (6.17m x 2.79m) Automatic roller door.

**Workshop** 20' 7" x 7' 7" (6.27m x 2.31m) Side and rear access doors, sink unit.

**EPC Rating:** tbc

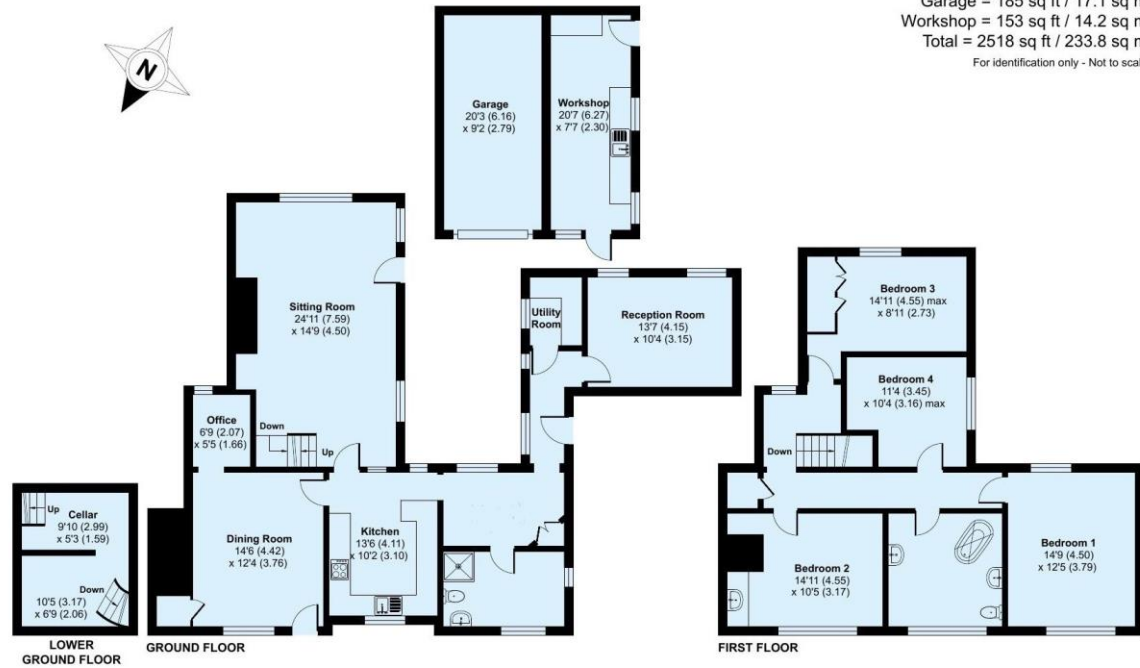






## The Old Forge, Stane Street, Codmore Hill, Pulborough, RH20 1BQ

Approximate Area = 2180 sq ft / 202.5 sq m  
 Garage = 185 sq ft / 17.1 sq m  
 Workshop = 153 sq ft / 14.2 sq m  
 Total = 2518 sq ft / 233.8 sq m  
 For identification only - Not to scale



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

### Important Notice

- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

- Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

- The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.