





# Little Scotches Malthouse Lane

Hurstpierpoint, BN6 9JZ

**Offers in excess of £950,000**

A uniquely converted former barn & stables located on the Fringes of Hurstpierpoint, situated down a private Lane in a glorious semi rural setting. The property has many features including four double bedrooms, a stunning open plan living area, vaulted ceilings, two bathrooms & private gated access to the driveway for ample parking and access to the triple detached garage.

Originally converted in 2005, the current owners added an oak framed triple garage block in 2008 which has power, light and side pedestrian access. The property is entered via a welcoming entrance hall which has a very useful inner hall beyond, which serves as a library/office area if required. The focal point of Little Scotches however, is the 31' x 25' open plan living area, with a bespoke ashwood kitchen with large island unit, plenty of room for formal dining and of course plenty of extra lounge space. There are French doors opening onto the charming central courtyard and double aspect windows allowing the feeling of light and airiness. There is a separate utility room with newly installed Worcester Bosch oil fired boiler which provides access to the side of the property and also a separate door to the inner hall area.

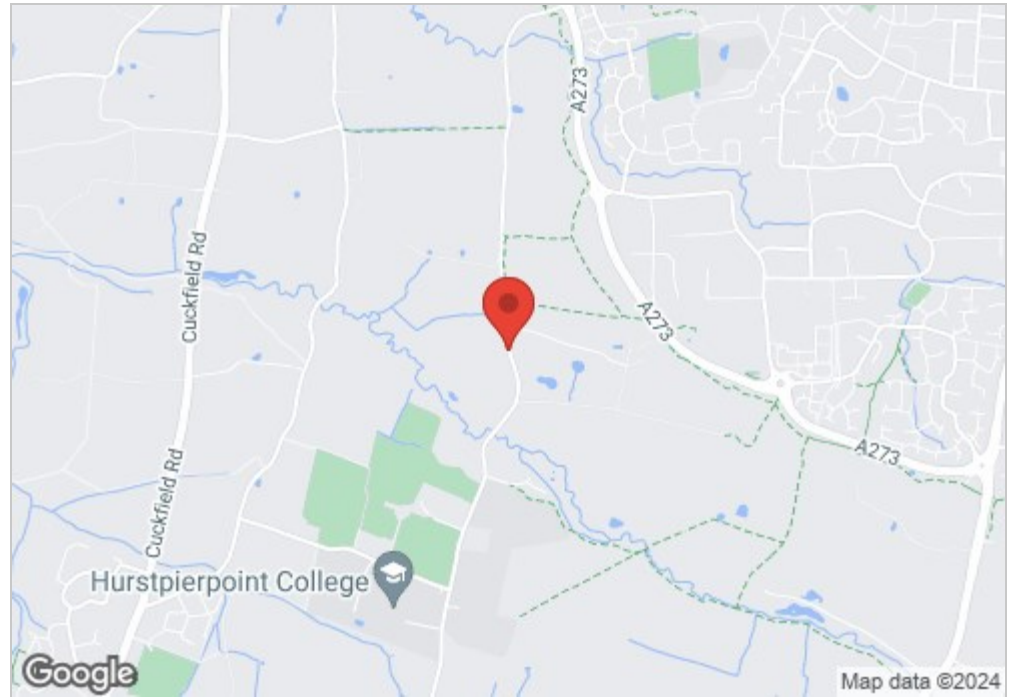
The intended master bedroom, is currently used by the present owners as a snug and also has French doors connecting to the courtyard garden. A door also leads to the En-Suite shower room/WC and dressing room which has a 'Jack and Jill' arrangement to bedroom 2. Bedroom 3, is also of excellent double size and from the inner hallway a staircase leads to Bedroom 4 which has scope for the creation of another En-Suite facility if desired.

Externally, the main living accommodation faces a pretty central courtyard area, which for the most part is hard landscaped with a side lawned area. Undoubtedly, the brick built gazebo with ornate timber roof is a focal point and provides plenty of respite for alfresco dining in the hot weather.



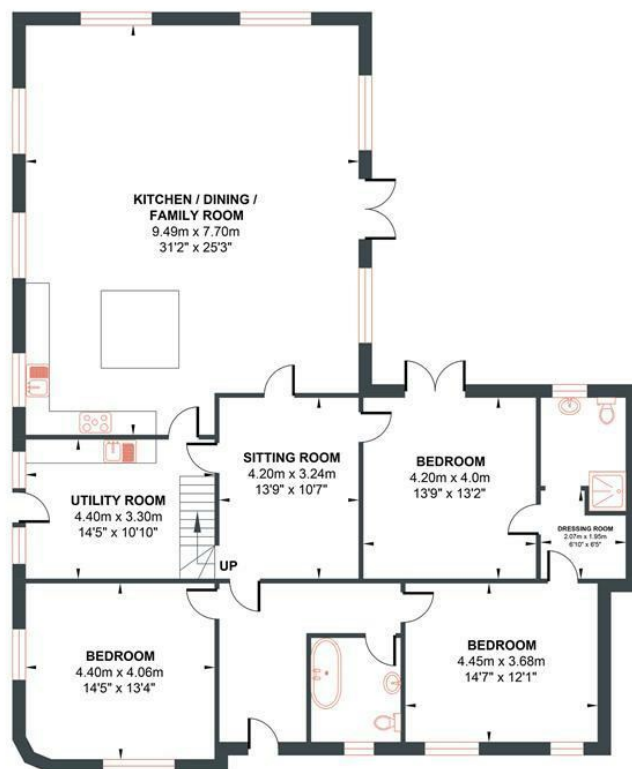
- Four Bedroom Detached House
- Large Open Plan Kitchen/ Dining/ Living Room
- Large Gardens
- Private Driveway with Remote Gated Access
- Semi Rural Private Location
- Two Bathrooms
- Character Features
- Triple Detached Garage
- Former Stables & Barn
- Close to Hurstpierpoint Village

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	86
	EU Directive 2002/91/EC	
England & Wales		



## MALTHOUSE LANE

Approximate Gross Internal Area = 234.60 sq m / 2525.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



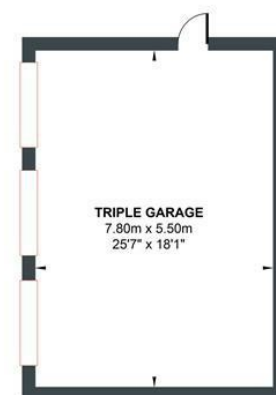
GROUND FLOOR

Approximate Floor Area  
1890.14 sq ft  
(175.60 sq m)



FIRST FLOOR

Approximate Floor Area  
173.29 sq ft  
(16.10 sq m)



GARAGE

Approximate Floor Area  
461.77 sq ft  
(42.90 sq m)

