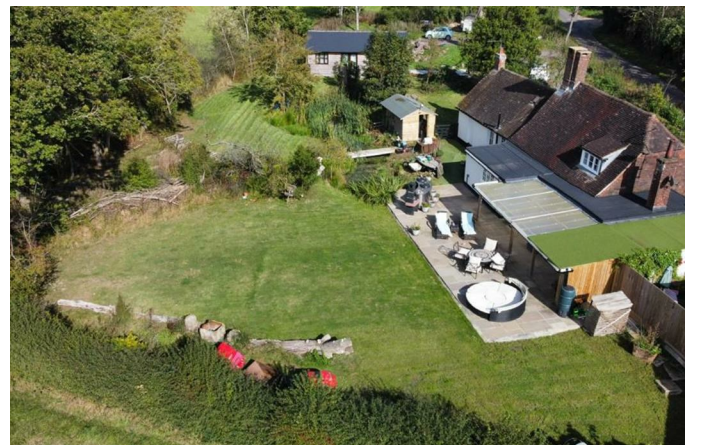




Old Danworth Cottage Danworth Lane  
Hurstpierpoint, BN6 9LN





# Old Danworth Cottage Danworth Lane

Hurstpierpoint, BN6 9LN

**Offers in excess of £899,950**

This unique home has undergone considerable refurbishment by the present owners and offers versatile family accommodation with bedroom accommodation available on the ground and first floors and with 2 generous reception rooms, both having open fireplaces including an impressive inglenook fireplace in the dining room. The master bedroom has an En-Suite facility along with a spacious family bathroom on the ground floor with further cloakroom. There are two staircases within the property, one leading to the master bedroom and the other providing access to 2 further rooms, which at present are not in use. The kitchen is well fitted with a range of Shaker style cupboards and drawers with some appliances. There is quality flooring throughout, the majority being laid as Amtico 'herringbone' style wood finish, complementing the character of the cottage. Whilst there has been considerable work undertaken by our clients, there is considerable ongoing scope to further extend the property (two storey extension) which has now been granted. Planning permission documents can be viewed on the Horsham District Council planning website under planning number: DM/23/1790.

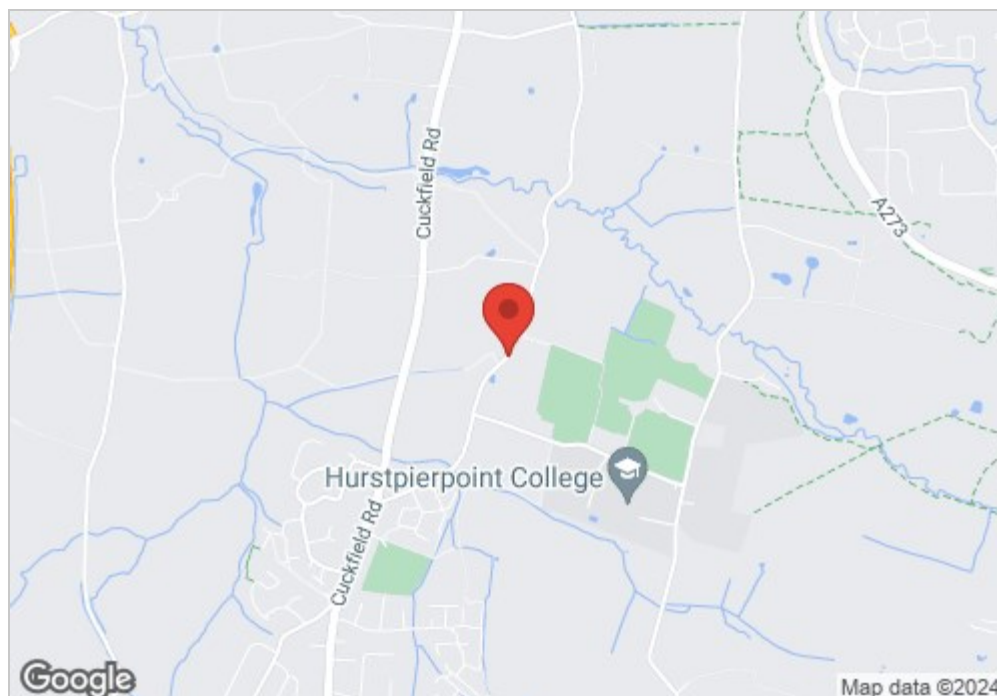
Externally, there are extensive gardens which for the most part have a westerly aspect affording a glorious aspect onto surrounding farmland. This is a garden that is very well suited for those that wish to pursue the 'good-life' with plenty of room for chickens, organic vegetables and fruit trees. To the north east side of the plot is an extensive parking area which allows parking for a good number of vehicles with a wealth of turning space also. The property is entered via remote twin timber 5 bar gates.

A recent addition to the property is the fabulous detached garden gym/office of timber construction, (approx. 472 sq. ft) which has been built allowing for a high level of thermal insulation for all seasons, including electric heating and double glazed windows. It also has bathing and wc facilities and a very pleasant aspect over the surrounding gardens. This quality building provides an excellent opportunity for a truly comfortable working environment away from the main house.

NB: Septic tank drainage  
Mains gas


- Detached Period Home
- 3 Bedrooms
- Fabulous Garden Gym/Office with bathroom.
- Gated Access
- Close to Hurstpierpoint College & short distance to Hurstpierpoint high street
- C. 0.75 acre of gardens
- Master with En-Suite
- Extensive parking area
- Backing onto picturesque farmland and views to the south.
- Many miles of open countryside surrounding.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

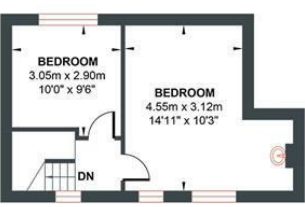


## DANWORTH LANE

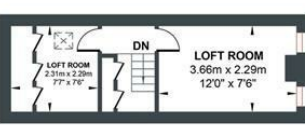
Approximate Gross Internal Area = 191.90 sq m / 2065.59 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



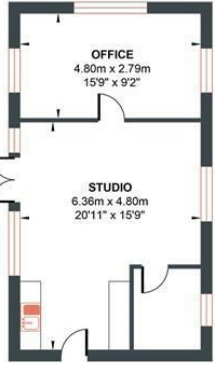
**GROUND FLOOR**  
Approximate Floor Area  
1069.93 sq ft  
(99.40 sq m)



**FIRST FLOOR**  
Approximate Floor Area  
328.29 sq ft  
(30.50 sq m)



**LOFT ROOM**  
Approximate Floor Area  
189.44 sq ft  
(17.60 sq m)



**OUTBUILDING**  
Approximate Floor Area  
477.91 sq ft  
(44.40 sq m)

