



Little Rowfold | Coneyhurst Road | Billingshurst | West Sussex | RH14 9DF





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£800,000

A detached and extended character house set in its own grounds approaching 1.5 acres with several outbuildings including a detached former kennels that could have several other uses including ancillary accommodation subject to consent. The impressive grounds consist of a large field/paddock approaching .85 of an acre that could possibly be developed subject to planning consent. The property is approached via a sweeping drive and substantial turning point which leads to the property and double car barn. The original house has been extended over the years and has much internal character including two Inglenook fireplaces and some exposed timbers. The property has oil fired central heating and private drainage.

Entrance

Door leading to:

Reception Hall

Radiator, double glazed windows, door leading to:

Inner Hall

Turning staircase to first floor, radiator, door to:

Lounge

Triple aspect with double glazed windows, feature Inglebrook fireplace with wood burner, radiator.

Dining Room

Inglebrook fireplace, double glazed window, exposed timbers, radiator, door to:

Lobby

Single glazed windows and a door to outside.

Kitchen

Worksurface with sink unit having base cupboards under, integrated electric hob, cooker unit with integrated oven and space for microwave, further worksurface with base cupboards and drawers beneath, eye-level units, double glazed window, exposed timbers, vaulted ceiling, door to dining room.

Rear Lobby

Tiled floor, radiator, work top, space for large fridge/freezer, second staircase leading to first floor.

Shower Room

Tiled shower cubicle with mixer shower, wash hand basin with storage beneath, w.c., tiled floor, tiled walls, radiator, double glazed window,

recessed cabinet.

Study

Double aspect with double glazed windows, radiator, understairs cupboard, return door to dining room.

Utility

Space and plumbing for washing machine and tumble dryer, oil fired boiler, door to outside.

First Floor Landing

Double glazed window, door to:

Bedroom One

Double aspect, fitted wardrobe, dressing table and chest of drawer, door to:

En-suite Shower

Shower cubicle with electric mixer shower, pedestal wash hand basin, w.c., bidet, radiator, double glazed window, fully tiled walls, chrome heated towel rail.

Bedroom Two

Vaulted ceiling, exposed timbers, radiator, double glazed windows.

Bedroom Three

Vaulted ceiling, exposed timbers, radiator, double glazed windows.

Outside

Grounds and Outbuildings

The property is set amongst its own grounds of approximately 1.5 acres and is approached via a long sweeping drive which we understand to be owned by this property with the neighbour having right of way to their home. The approach to the property has a pillared entrance with a wrought

iron gate that leads to a substantial drive which widens towards the property and leads to a double car port and additional pole barn to side. To the left hand side of the drive is a field/paddock amounting to approximately .85 of an acre that could possibly be developed further subject to planning consent. To the far end of the paddock are several outbuildings consisting of a porta cabin with power and light and attached open barn and additional smaller pole barn. A concreted drive continues along the western boundary passing two timber sheds and leads to a concrete courtyard.

Detached Former Kennels

With a concrete base and predominantly timber construction this substantial outbuilding has power, light and water and could have many uses including ancillary accommodation, subject to the usual consents.

Gardens

There are formal gardens surrounding the cottage with areas of lawn, well stocked flower beds and brick and crazy paved patios and to one corner is the oil storage tank for the central heating.

EPC RATING= F.
COUNCIL TAX= Band E





Total area: approx. 168.4 sq. metres (1812.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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