



Lutwicke Corner Cottage
 Stane Street, Slinfold, West Sussex, RH13 0RE
 Guide Price £875,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Lutwicke Corner Cottage is believed to have been built by a former owner of the Manor of Slinfold for his daughter. Having been in the current family for over 60 years, this property has evolved and offers an attractive mix of period charm but has recently obtained Planning/Listed Building Consent for a further enlargement. The cottage occupies a delightful plot which extends to nearly 1.2 acres and there are numerous outbuildings and garages. The characterful accommodation comprises a large entrance hall, stunning living room with Inglenook fireplace, separate dining room, kitchen, study/4th bedroom, walk-in pantry, cloaks/shower and ground floor bathroom. Upstairs, there are three bedrooms, one of which has a sink. Throughout the property, are a wealth of exposed oak joinery along with some lovely old doors and ironmongery. There are modern creature comforts including oil fired heating and a compliant private drainage system. The property is to be sold with **no onward chain** and viewings are strongly recommended with the vendors agent, Courtney Green.

SITUATION: Slinfold is a sought after and picturesque village almost midway between Billingshurst and Horsham (both have direct railway services to Victoria/London Bridge). The ancient St Peter's Church and the highly regarded C E Primary School occupy central locations. For older children there is The Weald comprehensive school in Billingshurst and Tanbridge House secondary school in Horsham. Pennthorpe (mixed) and Farlington private schools are a short car journey away. There is a village store/post office and the well patronised Red Lyon Public House. Bus services to Horsham and Guildford run through the middle of the village and local sporting facilities include golf at Slinfold Park, and there are football, cricket and tennis clubs in the village and sports centres at Christ's Hospital and Broadbridge Heath.

The accommodation is as follows:-

Covered original Oak Front Door with iron fittings and with sliding spyglass to the **Entrance Hall** With Oak wall and ceiling timbers, radiator, mirror with shelf below, staircase to the Upper Floor with useful under stairs recess, wall light point, lovely old door bell and with braced original Oak doors to

Living Room

With a stunning Inglenook fireplace and wide Oak bressumer with shelf, stone hearth with substantial iron log burner with canopy, inset lighting and window, leaded front aspect window, superb exposed Oak ceiling and wall timbers, adjustable glass shelving in fireside niche, wall light points, radiator, tv aerial point, Oak framed arched headed doorway to

Dining Room

With exposed wall and ceiling timbers, space for a large table, leaded French doors with further leaded windows either side, radiator.

Kitchen

The room is double aspect with leaded windows front and side, exposed ceiling timbers, wall timbers and iron meat hooks, base level Oak store cupboards with drawers and worktop with inset shaped stainless steel sink unit with mixer tap, drainer and waste disposal unit, tiled floor, spotlights and fluorescent strip lights, some wall tiling, floor mounted Eurostar oil fired boiler providing heating and domestic hot water, with adjacent digital programmer and cupboard housing the hot water cylinder with immersion heater and shelf. Open doorway to **Rear Lobby** Partly tiled and partly with a fitted doormat with a stable door to the side, radiator, spotlight, cupboard housing the electricity fusebox.

Study/Bedroom 4

With a leaded rear aspect window, radiator, shelved upper and lower store cupboards.

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Cloaks/Shower Room

With an almost new suite arranged around a wet shower floor with fully tiled walls, independent advanced Mira shower, pedestal wash hand basin with mixer tap, low level WC, leaded and stained-glass windows to the rear, extractor, electric towel warmer and spotlights.

Walk In Pantry

With extensive adjustable shelving, marble pastry shelf, vent, tiled floors, wall light points.

Bathroom

With a coloured suite of enclosed bath with hand grips and with mixer tap with hand held shower attachment and with independent thermostatic shower, pedestal wash hand basin with mixer tap and low level WC, radiator, some exposed wall timbers, wall tiling, shaver point, fluorescent strip light, leaded obscured rear window.

From the Entrance Hall the Oak staircase with carpeted treads rises past further Oak joinery, rising to the **First Floor Landing** Front leaded window, exposed wall timbers, radiator, door to

Bedroom 1

With leaded front and two rear aspect windows, two cupboards sharing the old brickwork and lath and plaster construction either side of the fireplace, stone hearth, exposed wall timbers, two wall light points.

Bedroom 2

With exposed wall timbers, leaded front and rear windows, useful wash basin with shaver light above.

Bedroom 3

With exposed wall timbers, rear leaded window, wall light points and hatch to loft.

OUTSIDE

On arrival at Lutwicke Corner Cottage, a five bar gate "guarded" by two stone owls provides vehicular access to the property where there is a large driveway and turning area. To the left hand side is an open **Car Port** with a **Double Workshop Garage** to the side with further **Double Garage** behind and a hardstanding with the Klargest private drainage system.

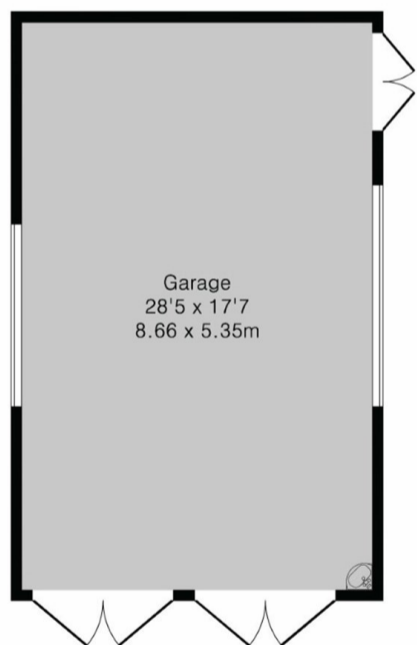
The Gardens are on both sides and to the rear, which are varied and comprise expanses of lawns to the left hand side is a small orchard with a large greenhouse and then there is an ornamental pond with pathway which leads around the rear where there are further specimen trees, areas of lawn and lots of areas to discover. To the right hand side there is a larger area of lawn with a central patio and a small **Summer House**. There is a further five bar gate leading out onto Stane Street which could be utilised as an additional access. There is a stone sunken patio with a retaining wall adjacent to the dining room doors and pathways which surround the property. Numerous outside light points and vintage outside lamps, water taps, security lighting, power points etc. In all, the gardens and grounds extend to just short of **1.2 acres**.

Planning Consent

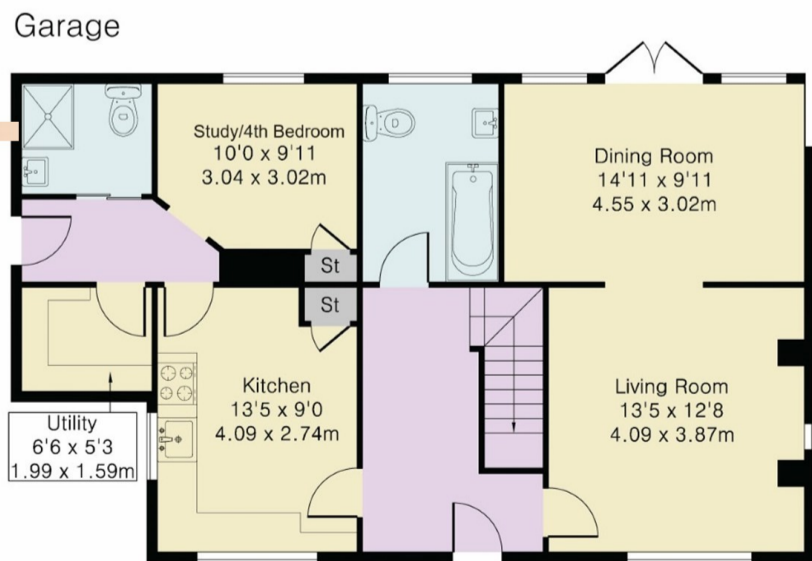
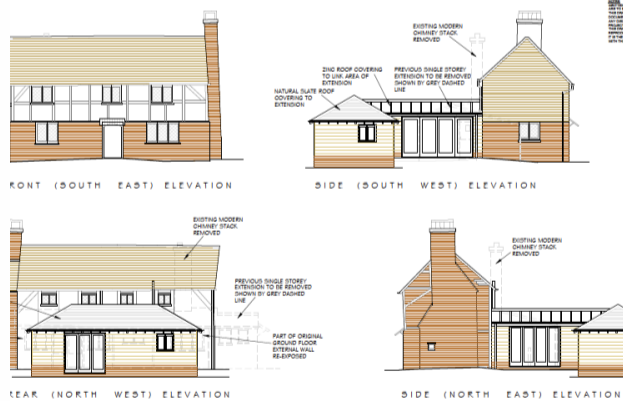
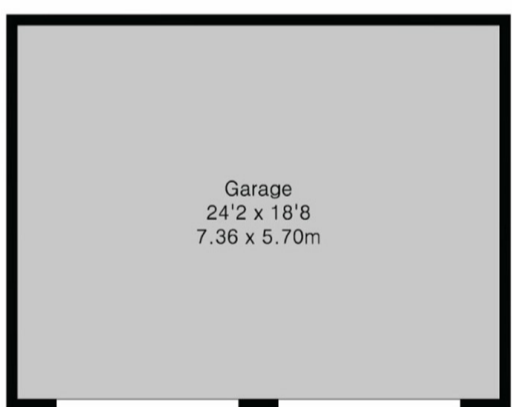
Planning including Listed Building Consent has been obtained to demolish the single storey extension and replace with a larger single storey extension. Number: DC/23/1479). Plans are available on request.

Council Tax Band - G

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate Gross Internal Area 2246 sq ft – 208 sq m
 Ground Floor Area 862 sq ft – 80 sq m
 First Floor Area 434 sq ft – 40 sq m
 Garage Area 950 sq ft – 88 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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