



Hannahs Cottage, Kirdford - RH14 0LX

Offers Over £625,000

Hannahs Cottage, Kirdford

- Grade II listed cottage dating back to c1760 in the centre of the village formally the village bakery
- Unique property on varying levels with an immense amount of character and charm
- Sitting room with vaulted ceiling and feature open fire
- Study
- Kitchen with space for table and chairs and appliances
- Bathroom and separate shower room
- Three double bedrooms
- Single garage and driveway parking

Located in the heart of this picturesque village, a Grade II listed cottage, dating back to circa 1760, stands as a testament to historical charm and character. Once the village bakery, this unique 3-bedroom semi-detached house offers a truly special living experience spread across varying levels.

Steps lead up from the charming courtyard driveway to a lovely entrance hall. The spacious sitting room featuring a vaulted ceiling and a striking open fire, setting the tone for cosy evenings in. A dedicated study provides the perfect space for remote work or relaxing with a good book. The kitchen has room for appliances but would benefit from updating. There is a bathroom and separate shower room, which is also an en-suite to bedroom one. The three double bedrooms offer peaceful retreats. The property is complete with a single garage and driveway parking, ensuring convenience in this idyllic village setting.

Outside, this cottage boasts a south west rear gardens with a gate from the cottages garden to the recreation ground and easy access to the Half Moon pub. There is parking for several vehicles to the front of the property. The cottage is located very centrally for this charming English village and would benefit from some restoring and improvement to preserve the history for the future.

Location

Kirdford is a picturesque Sussex village renowned for its pretty period houses and cottages with a range of facilities including a popular public house, a restaurant, a fine Parish Church and a village shop with a cafe. The larger historic centres of Petworth and Billingshurst are about 5.5 miles, the latter providing schooling for all age groups, a range of shopping facilities, a leisure centre and a mainline station with a train service into London Victoria. The provincial centres of Horsham and Haslemere (with its mainline station into London Waterloo) are about 13 and 11 miles respectively.

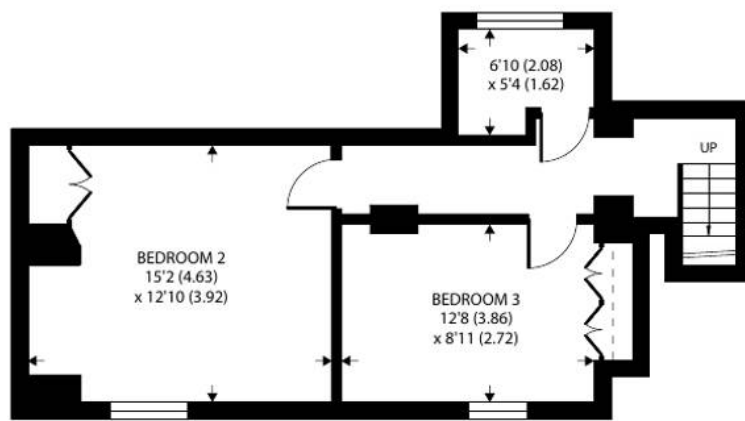
Council Tax band: F

Tenure: Freehold

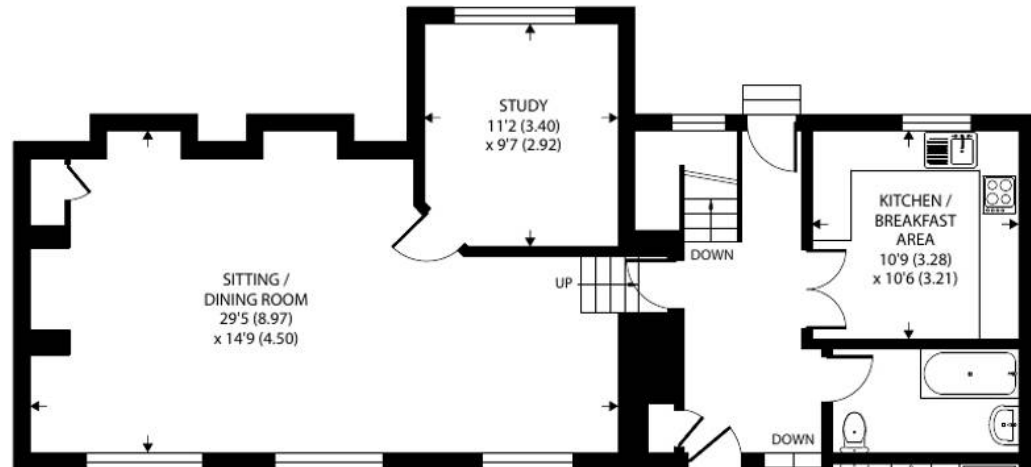
EPC Energy Efficiency Rating: F







LOWER GROUND FLOOR

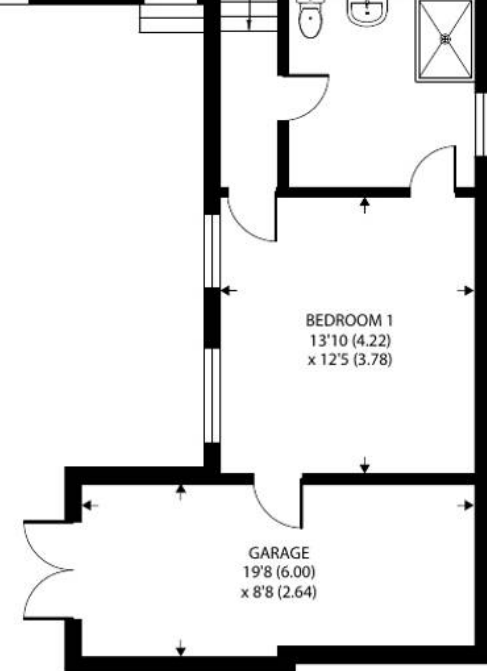


GROUND FLOOR



Henry Adams
estate agents

Denotes restricted
head height



Approximate Area = 1768 sq ft / 164.2 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 1774 sq ft / 164.7 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any