



The Hermitage, 71 High Street, Billingshurst - RH14 9QP

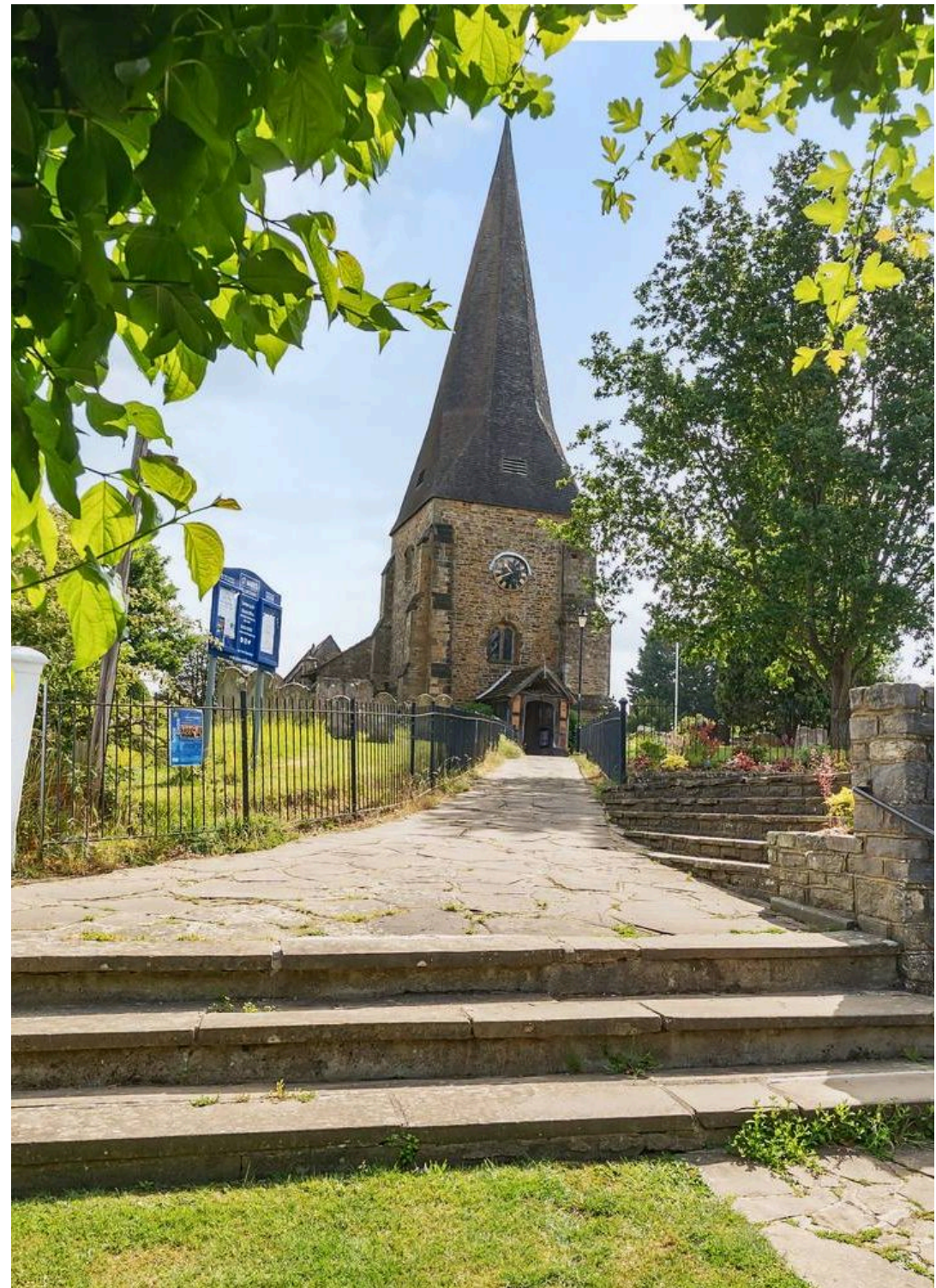
Offers Over £450,000

The Hermitage, 71 High Street, Billingshurst

- A charming Grade II listed village house with origins dating back to the 16th century with a wealth of original features
- Sitting room with inglenook fireplace
- Dining room / bedroom 4
- Three double bedrooms to first floor
- Newly fitted wet room and separate bathroom
- Cellar / basement with external access
- Studio / home office with bi-fold doors to patio terrace
- Single garage nearby
- Secluded garden with various seating areas and a variety of plants and shrubs

We are delighted to offer for sale this Grade II listed cottage which is located in the heart of the village. Originally built in the 16th century, with later additions, this Grade II listed property exudes character and charm, boasting a multitude of original features that have been lovingly preserved over the years.

The entrance with steps leading up from a courtyard to a lovely entrance room with bay window. The ground floor comprises a cosy sitting room complete with a traditional inglenook fireplace and garden room area or reading nook, an elegant dining room that could also serve as a fourth bedroom, and a modern, fully equipped kitchen and ground floor bathroom. Ascend the staircase where on the half landing there is a newly fitted wet room and three generously proportioned double bedrooms. Additionally, the property offers a unique cellar/basement with external access, ideal for storage or conversion to suit individual requirements. A detached studio/home office with bi-fold doors opening onto a delightful patio terrace provides the perfect space for remote working or creative pursuits, while a single garage in nearby Gratwicke Close offers parking convenience. Step outside and be captivated by the enchanting outdoor space this property has to offer. A secluded garden surrounds the house, featuring a harmonious blend of various seating areas, and an array of vibrant plants and shrubs, creating a tranquil oasis for relaxation and entertaining. Whether basking in the sunlight on the patio terrace or unwinding in the shade of a leafy tree, the outdoor setting ensures a seamless transition between indoor and outdoor living, catering to a myriad of lifestyle preferences.



Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.
Council Tax band: D

Tenure: Freehold

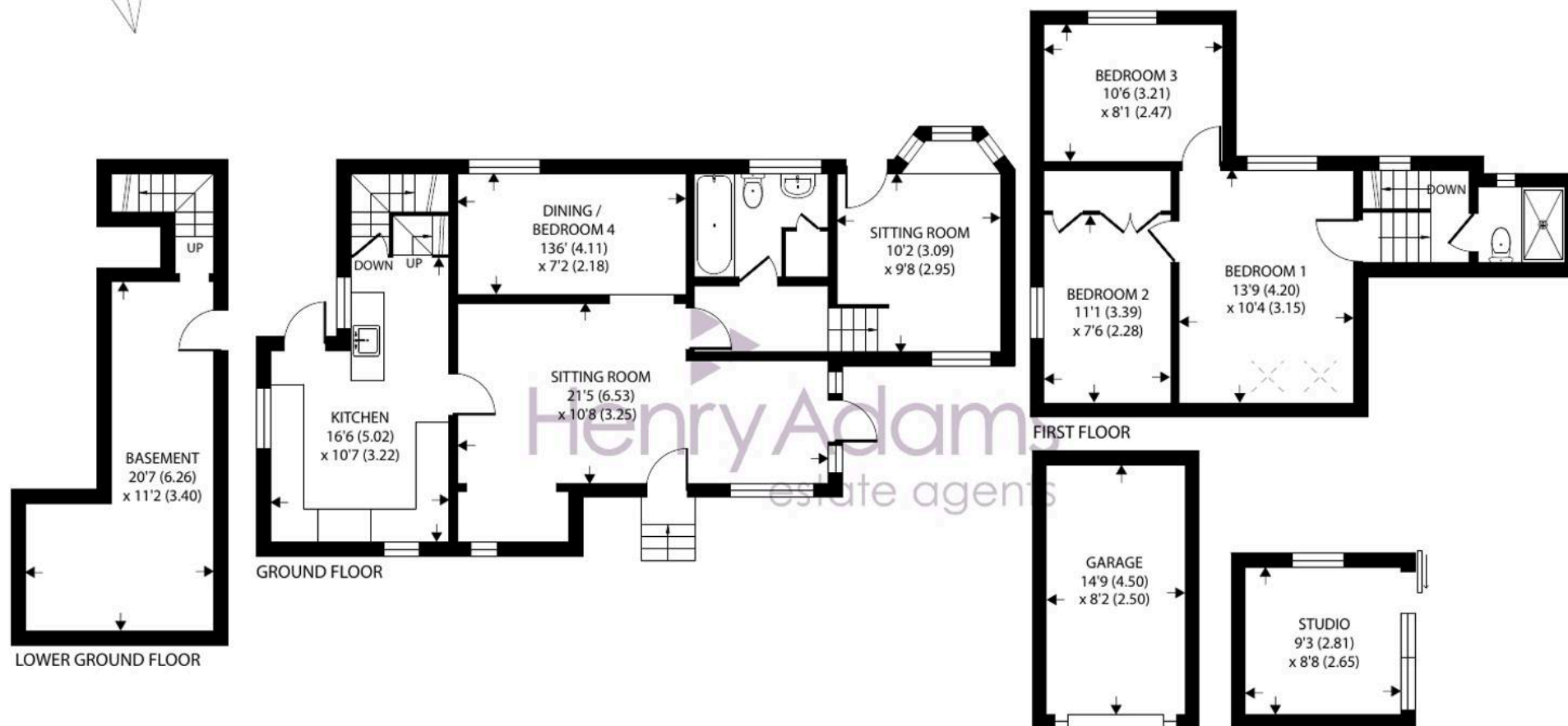
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 121 sq ft / 11.2 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1524 sq ft / 141.5 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