



OLD LYMINSTER HOUSE

CHURCH LANE | LYMINSTER | BN17 7QJ

Sw

Sims Williams

OLD LYMINSTER HOUSE, CHURCH LANE, LYMINSTER, BN17 7QJ

£975,000 FREEHOLD

- Impressive Wing of an Elegant Georgian House
- Landscaped Walled Gardens & South Facing Courtyard
- Georgian Double Doors into Large Entrance Hall
- Spacious Drawing Room Over Looking the Garden
- Separate Dining/Family Room with Door to Garden
- South Facing Fitted Kitchen/Breakfast Room
- 4 Spacious Double Bedrooms with Feature Fireplaces
- Many Original Features Throughout
- Allocated Courtyard Parking

An impressive wing of a Georgian manor house set in private secluded grounds of approximately a third of an acre, enjoying far reaching rural views to the historic market town of Arundel. Located in a Church Hamlet close to the Historic town of Arundel, with its Castle, Cathedral, amenities and mainline train station. There are excellent schools, shops and leisure facilities close by, together with good road links to the surrounding areas, including the Coast, Chichester, Brighton and Gatwick.

The property, which was believed to have been built in the 18th century and Listed Grade II, has been tastefully modernised over the years whilst every effort has been placed on the retaining of its character. Once belonging to the Duke of Norfolk, Old Lyminster House was released from the Estate as part of a marriage settlement on the 15th Duke in 1904, and later owned by Baroness Ravensdale, and so steeped in a wealth of history.

The accommodation is arranged over two floors with a private courtyard entrance leading to large Georgian double doors opening into the Entrance Hall. Throughout the property there are the typical large ceiling heights. On the ground floor there is a Cloakroom, spacious Inner Hall, large Kitchen/Breakfast Room with shaker units, separate Dining Room and Drawing Room with triple windows looking out over the landscaped gardens and the original stone surround fireplace with fitted log burner.

On the first floor there are 4 double bedrooms all benefitting from high ceilings and large sash windows. There is also a large family bathroom comprising a walk in shower, roll-top bath, wash basin and WC.

Outside is a walled landscaped garden with mature shrubbery and trees creating generous amounts of privacy and backing onto farmland. To the front of the property there is a south facing courtyard which is ideal for entertaining and one allocated parking space. There is easy on street parking on the lane outside the property. This is a quiet location leading to the Church









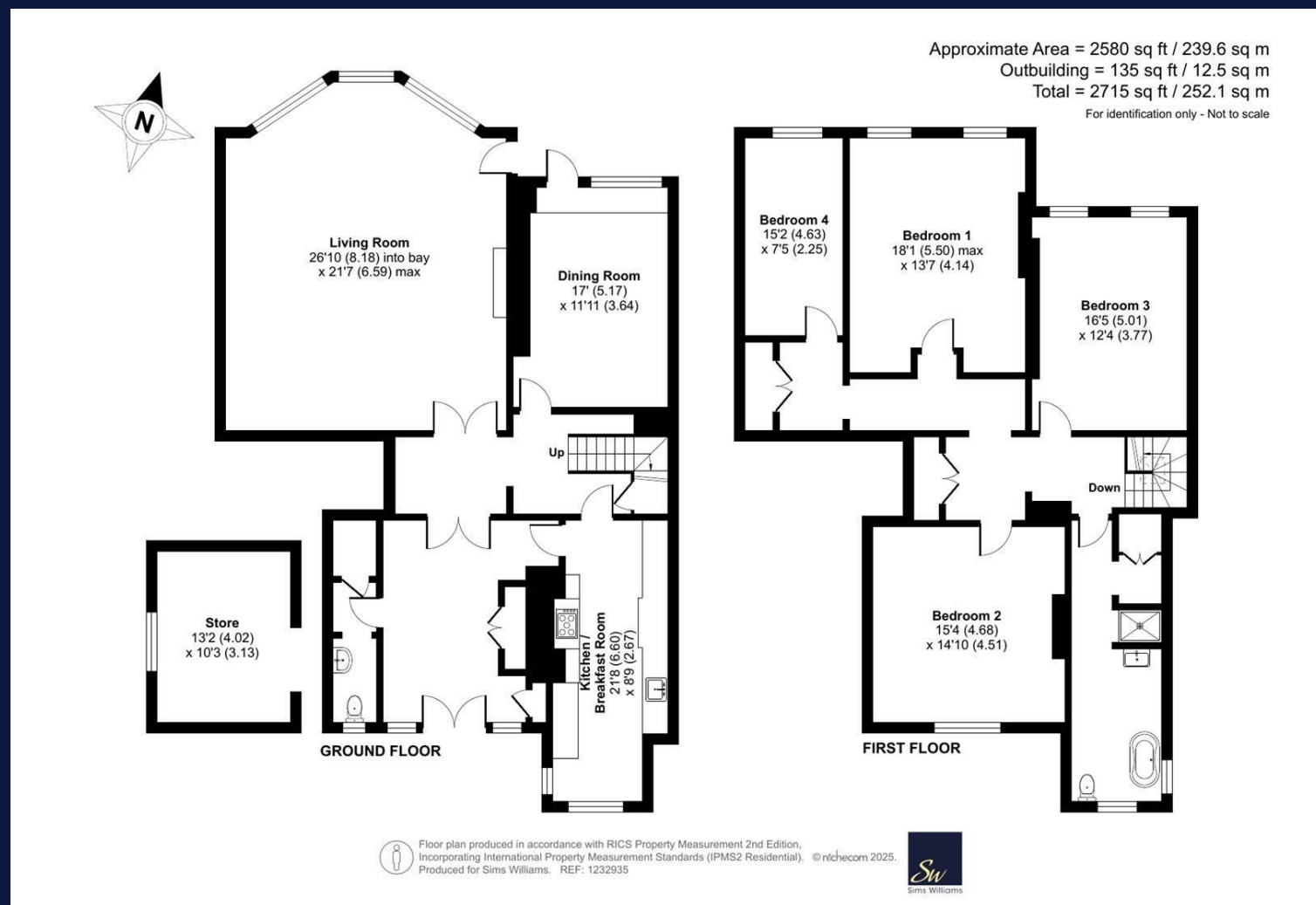




Grade II Listed Property

Council Tax Band G

From Arundel proceed along the A27 signposted for Worthing, once at the dual carriage way veer right onto the A284 signposted Littlehampton. Proceed along Lyminster Road taking a right hand turn onto Church Lane and the property can be found immediately on the right.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8a High Street
 Arundel, BN18 9AB

01903 885678
 WWW.SIMSWILLIAMS.CO.UK