



The Inn, From Hornbeam Huts Coombes Road | | Lancing  
LN15 0D1







## The Inn, From Hornbeam Huts Coombes Road | | Lancing | BN15 0RJ

£37,750

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WARWICK BAKER ESTATES AGENTS ARE DELIGHTED TO OFFER THIS BRAND NEW 21' LUXURY SHEPHERDS HUT. TIMBER FRAMED AND HAND BUILT IN 2023 TO AN EXTREMELY HIGH SPECIFICATION, METICULOUSLY CRAFTED TO PROVIDE A LUXURIOUS AND IDYLIC RETREAT. THE EXTERIOR BENEFITS FROM SIBERIAN LARCH WITH LAMBS WOOL INSULATION, AN OLIVE GREEN TIN ROOF, INTERNALLY BENEFITTING FROM A BESPOKE HAND BUILT KITCHEN AREA, BUILT IN RAISED BED AREA, SEATING/DINING AREA WITH WOOD BURNER, SEPARATE SHOWER ROOM AND BIJOU OUTSIDE TERRACE.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

\*\*\* PLEASE NOTE, THE BESPOKE HANDMADE SHEPHERDS HUT IS FOR SALE WITH NO LAND FOR IT TO BE HELD ON, TRANSPORT TO YOUR LOCATION IS AVAILABLE \*\*\*

- FREE STANDING LUXURY SHEPHERDS HUT
- SEPARATE SHOWER ROOM
- TIMBER FRAMMED
- BIJOU FRONT TERRACE
- HAND BUILT AND BRAND NEW
- TRANSPORTABLE WITH DELIVERY COSTS
- BESPOKE HAND BUILT KITCHEN



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Four stepped timber staircase up to:

### BIJOU TERRACE

6'8" x 2'8" (2.05 x 0.83)

Laid to painted wood decking, painted wood hand rail and spindles, feature waney edge seat, brass outside light.

Stable style door with glass insert to:

### HUT AREA

12'9" x 6'8" (3.89 x 2.04)

Having a triple aspect, feature wood framed double glazed window to the front, wood framed double glazed window to the side, twin Georgian style wood framed double glazed windows with monkey tail handles

to the side, built in raised bed area 6'6" x 3'6" ( 1.98 X 1.07 ) with two built in drawers under, double doored storage cupboards to either side, two brass wall lights over, feature solid oak shelf, part bead and butt wood panelling to dado height, ' SALAMANDER ECO HOBBITT ' fully DEFRA rated corner twin wall wood burner, wood fold down table, blanket box/seating, reclaimed pine school floor boards, bead and butt wood panelled ceiling.

### KITCHEN AREA

Comprising solid oak work tops with enamelled ' BUTLER ' sink with brass mixer tap, pull out drawer under, electric oven with two ring electric hob with fold down solid oak work top to the side, double doored storage cupboards under, ' RUSSELL HOBBS ' fridge to the side, tiled splash back, bead and butt wood panelled ceiling.

Door off hut area to:

### SHOWER ROOM

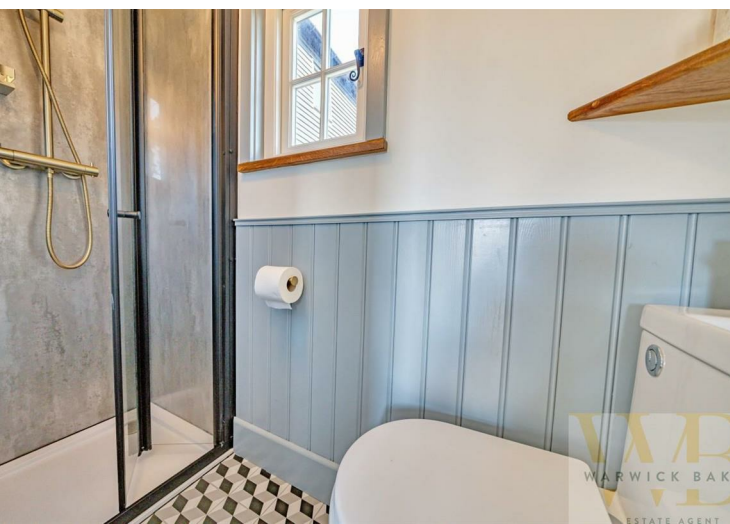
With part bead and butt wood panelling to dado height, close coupled combined toilet and sink with brass mixer tap, tiled splash back, step in shower cubicle with built in shower with 100 litre water tank with independent pump, brass rainfall style shower head with separate shower attachment, folding shower door, Georgian style wood framed double glazed window with monkey tail handle, tiled flooring, bead and butt wood panelled ceiling.

Utilities:-

Electric: There is a 32 amp electrical hook and consumer unit.

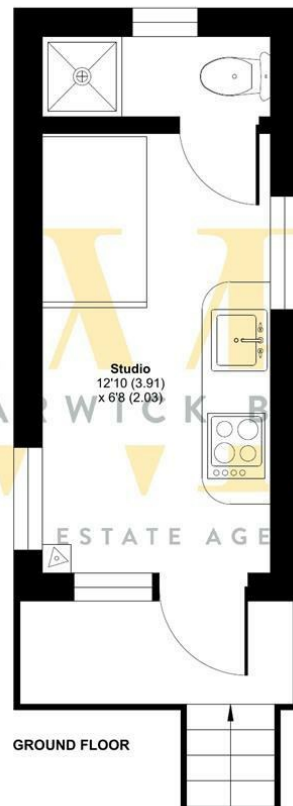
Water: There is a 4" waste outlet, with 15mm water inlet to 100 litre water tank.

The shepherds hut sits on a 2' x 4' boxed steel frame chassis.

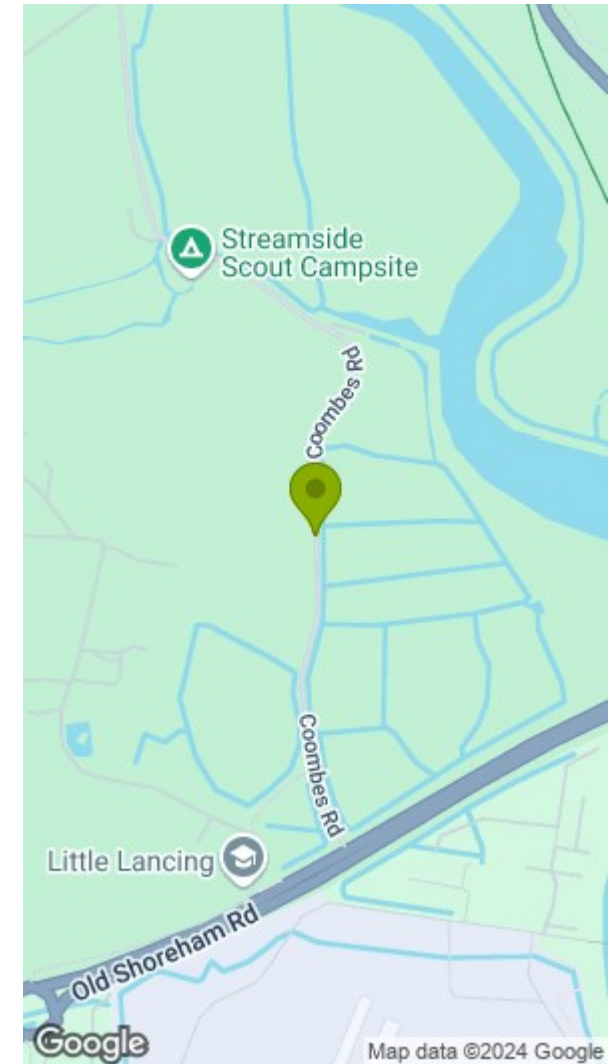


# Applesham Farm, Coombes, Lancing, BN15

Approximate Area = 104 sq ft / 9.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1036168



## Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	