



Northstone Cottage North | Stonehouse Lane | Cowfold | West Sussex | RH13 8DL

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in excess of: £750,000 | Freehold



- An extremely well-presented 3 bed semi-detached country cottage
- Superb views over adjoining countryside & Cowfold Monastery
- Fantastic open plan kitchen/dining room with large glass atrium
- Delightful cottage garden with large studio/summerhouse to rear
- Private driveway with electric car charger & further garden store/studio
- Lapsed Planning consent for 1st floor extension.
- Scope for further extension (STNC)
- Oil fired central heating, Double glazed windows

Description

This lovely three-bedroom semi-detached cottage is believed to originally date back to 1908 when it formed part of the neighbouring Clockhouse Estate. Northstone Cottage North has been extended and altered in recent years and is located in a lovely rural spot to the South-East of Cowfold with views over adjoining countryside and including to the Cowfold Monastery. The excellent ground floor accommodation includes a sitting room, snug, currently used as a fourth bedroom, along with a kitchen with family/dining area and a third ground floor bedroom currently used as a playroom with a shower room. On the first floor are two good sized bedrooms with stunning views and a large bathroom with roll top bath. The lovely, good sized westerly gardens include a summer house/studio that would make a perfect home office along with another useful office/store. There is off road parking at the front with an electric car charger, whilst a new Grant oil boiler was installed in November 2020.

Having been lovingly restored, extended and improved in recent years, the cottage now offers very appealing and versatile accommodation spread over two floors and enhancing the character of the original Arts & Crafts period of construction with many modern comforts and additions. Features include the above average height ceilings with exposed and polished roof joists and floorboards to parts, period fireplaces, newly replaced crittal double glazed windows to the front and further double glazing to the later additions to the rear. The cottage is approached from the front drive past a useful external garden office/studio into the entrance porch with front door into the entrance hall with quarry tiled floor and which in turn leads to the inner hall with staircase to first floor and useful store below. Facing East are the pretty snug (currently used as a spare bedroom) and separate sitting room, each with traditional fireplace, polished wood floor and exposed roof joists. The centre piece is the superb kitchen/dining/family room which forms the

heart of the house, with terracotta tiled floor, woodburning stove with wide picture windows and french door overlooking and leading out to the delightful cottage garden. To one end is a semi-open plan bespoke fitted kitchen area with newly installed oven and hob (October 2024), plus a pantry/utility off and to the other end a lovely part vaulted bedroom 3/playroom with floor to ceiling shelving and cupboards plus French doors to the garden and adjacent modern shower room. To the first floor there are two good size double bedrooms with lovely rural views to each and then a generous size main bathroom with modern fittings, including roll top bath and with polished wood floors.

The delightful and good-sized cottage gardens are a real treat and including a brick paved terrace adjoining the back of the cottage with lovely outlook down the garden and across the neighbouring paddocks. Landscaped beds include an interesting mix of specimen plants with a path winding down the garden to an excellent detached timber studio/summerhouse at the Eastern end. This insulated and double-glazed building with its cedar shingle roof also includes electricity connection plus heater and a pretty veranda from which to enjoy the fine rural outlook and would make a lovely home office. To the front of the property is gated off road parking with an electric car charger. The cottage also benefits from recently lapsed planning consent for the formation of a first-floor bedroom over the existing single storey addition which could include en-suite and balcony looking down to the garden (ref. DC/16/2946). The property has ample scope to further increase the accommodation, subject to any necessary consents, in fact the current vendors have had plans drawn up to enhance the previous planning application for further extension and to enlarge the summerhouse.

Location

The property is located to the Southern end of Stonehouse Lane which accesses onto the adjacent A272 at Brownings Hill leading into Cowfold village to the East (approx. 1 mile) with local shop. To the South, Partridge Green village (approx. 2.5 miles) also has a late opening general store, butcher, baker, hairdresser and vet. The old market town of Steyning is approx. 6 miles to the South of Partridge Green and offers a very good range of shops, schools, leisure centres, swimming pool and churches of most denominations. The larger old market town of Horsham with its extensive range of recreational, shops and other facilities, including mainline railway station to London Victoria (approx. 55 minutes) is approx. 8 miles distant and with out-of-town superstore shopping nearby. The A23/M23 is readily accessible and with Gatwick





airport being within approx. 17 miles of the property. Sporting and Recreation Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath, Horsham and Lindfield as well as the East Sussex National Course at Uckfield. Several local equestrian events including at Pyecombe, the All England Jumping Course at Hickstead, the South of England Showground at Ardingly and at Borde Hill, Nr. Cuckfield. Sailing at Brighton Marina and Shoreham-By-Sea. Theatre at Brighton, Crawley, Horsham and Chichester. There is a good selection of public and state schools in the local area.

Information

Property Reference: HJB02493 **Photos & particulars prepared:** Mar 24 (RNT)

Services: Mains water and electricity are connected. Oil fired central heating with new external boiler and under floor heating to the extension. Recently installed Klargest sewerage treatment plant. We understand from the vendors that super-fast fibre broadband is available (subject to connection).

Local Authority: Horsham District Council **Council Tax Band:** 'F'

Directions

From Cowfold village proceed along the A272 in a Westerly direction and before 1 mile take the first left hand turning into Stonehouse Lane. Continue along Stonehouse Lane and the property will be found on the right-hand side within a third of a mile.

What Three Words: <https://w3w.co/birds.bandaged.sedative>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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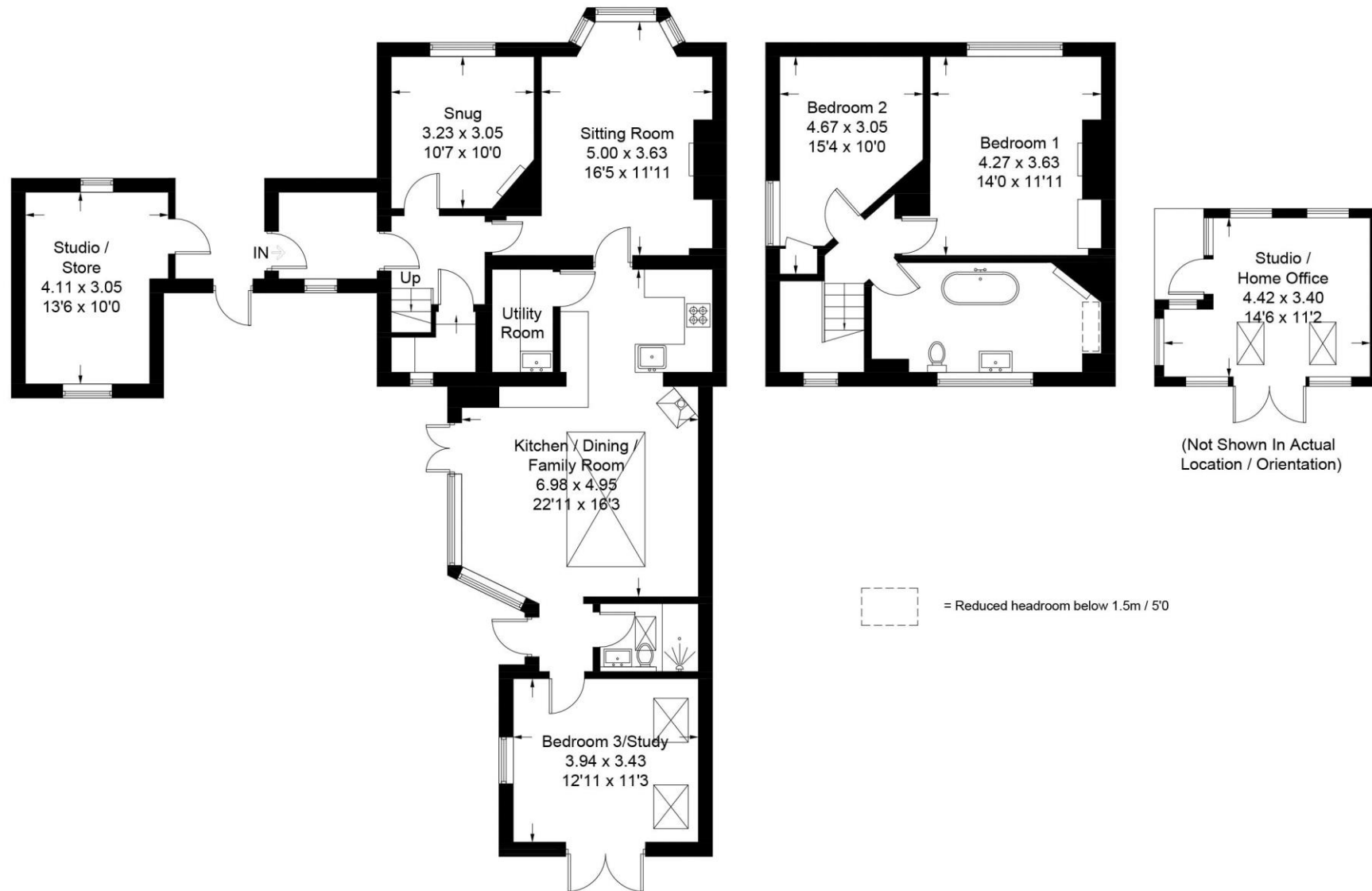


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Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft

Studios / Store / Home Office = 24.5 sq m / 264 sq ft

Total = 167.0 sq m / 1798 sq ft



Ground Floor

First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2019.(ID542485)



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