



8 Church Path | Station Road | Cowfold | West Sussex | RH13 8DA

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £600,000 to £625,000 | Freehold



- Charming and highly individual end terrace Grade II listed cottage
- Deceptively spacious accommodation including 4 bedrooms (2 & 3 interlinking)
- Four reception rooms, two with inglenook fireplaces.
- Exposed wall and ceiling timbers
- Stunning views over St Peters church yard and the school playing fields
- Ensuite shower room and ground floor bathroom with roll top bath
- Courtyard garden. Two useful attic rooms that could be used to enlarge the accommodation further (stnc).

Description

Charming and quirky period property set in a conservation area. 8 Church Path is a beautiful example of a period Grade II Listed cottage, originally built as two and date back to circa. 17th Century. The property is situated in the centre of the village, enjoying views over St Peter's church and over the playing fields of the primary school. Throughout there are many fine period features, including exposed wall and ceiling timbers, oak doors and in the dining room an inglenook fireplace with bread oven. The accommodation is both light and adaptable with four reception rooms, kitchen and bathroom, which has a free standing roll top bath, on the ground floor, a separate staircase providing access to bedroom 4 and bedrooms 2 and 3 inter-linking. Bedroom 3 could be enlarged by utilising the second attic room (subject to any necessary consents) Three of the bedrooms enjoy views towards the church and over the playing fields. To the front of the property there is access into the churchyard, whilst to the rear is a pretty courtyard garden. An internal inspection is highly recommended.

A timber front door leads to the **Dining Room** that has a large inglenook fireplace with oak bressumer, original bread oven, raised grate and canopy, plus display niche. Exposed wall and ceiling timbers, casement windows with pleasant outlook over the churchyard. Double pine doors lead to the **Family Room**, where there is an access to a roof space. Latched door leads to a lobby with a storage cupboard and further latched door to a 1st floor **Bedroom**. From the lobby a further door to the **Bathroom** which has a modern, period style suite comprising roll top bath with ball and claw feet, pedestal wash hand basin with splashback, low level WC. timber casement windows, one with obscured glass. Period radiator tiled floor and cupboard housing foam insulated hot water cylinder and immersion heater. Door from the inner hall leads to further **Reception Room** with a smaller open fireplace with oak bressumer and woodburning stove, brick hearth. Exposed

ceiling timbers, ledged door to the front of the property. Display niche with shelving. Door to **Study** that has a timber window and part glazed door to the courtyard area. Exposed ceiling timbers. The **Kitchen** is fitted in a range of cream fronted high gloss units with timber work services. Deep glazed sink with mixer tap, various drawers and cupboards under. Space and plumbing for automatic washing machine and dishwasher, two upright cupboards one housing integrated fridge and freezer. Quarry tiled floor, cupboard housing Worcester LPG boiler. Multipaned windows overlooking the rear of the property and stable door to the rear of the property.





From the second reception room is a latched door and return staircase leading to a secondary **Landing** where there is a double **Bedroom** with pine built-in storage, exposed wall and ceiling timbers and multi paned window with a pleasant outlook over the churchyard. This room in turn leads to another **Bedroom/potential Dressing room or Nursery** and has a fitted bunk bed above the beams, exposed ceiling timber, pleasant outlook over the churchyard. Beyond this is an attic room currently used for storage accessed by the family room below but could be opened to enlarge the smallest bedroom, subject to any necessary consents.

The main **Bedroom** has a ledge and braced door, built in wardrobe cupboard, exposed ceiling timbers, casement windows with pleasant outlook towards the church and school playing fields. A sliding pine door leads to the **Ensuite Shower Room** that comprises a fully tiled shower cubicle with electric shower, wash hand basin set on timber vanity unit, close coupled WC, vinyl flooring, exposed wall timbers and Monsoon extractor fan. From the bedroom a door leads via another staircase to the Second Floor where there is the header tank and a good-sized attic space with window overlooking the school playing fields and additional storage. This could potentially be used for further accommodation subject to any necessary consents.

Outside. To the rear of the property is a pretty paved courtyard garden with large flagstones, feature pond and raised flower beds. Further attached store and outside water tap, Calor propane gas cylinders. A gate leads to the Station Road, whilst there is access to another courtyard area a bin storage area with further gate to Station Road. There is gated access to the front of the property, where there a pleasant well stocked garden area beside the churchyard, with sitting out areas, that can be used by arrangement with the Church.



Location

The delightful Sussex countryside surrounds the village of Cowfold, offering beautiful walks and views towards the South Downs. The village is well situated for the road networks of the A272, A281 and of course the A23, offering access to the south coast, Gatwick and the M25. Cowfold has a church, primary school, public house, doctors' surgery and Co-op. For the commuter there are excellent links to London via Haywards Heath and Horsham and also down to Brighton via Three Bridges.

Information

Property Reference: HJB02748 Photos & particulars prepared: May 2024 (RNT)

Services: Mains electric and water. LPG heating system. Mains drainage.

Local Authority: Horsham District Council Council Tax Band: 'D'

Directions

From the roundabouts in the middle of Cowfold, proceed west along Station Road where the rear gate of the property will be seen on the left just beside the barber shop. What Three Words: <https://w3w.co/ember.impulses.rebel>

Viewing

An internal inspection is strictly by appointment with:

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Station Road, RH13

Approximate Gross Internal Area = 190.3 sq m / 2048 sq ft
 External Store = 5.4 sq m / 58 sq ft
 Total = 195.7 sq m / 2106 sq ft
 (Including Loft Room)



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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 2024.(ID1084107)



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