



Inholmes Cottage | Henfield Road | Albourne | West Sussex | BN6 9DB

H.J. BURT
Chartered Surveyors : Estate Agents



Inholmes Cottage | Henfield Road | Albourne | West Sussex | BN6 9DB

Asking Price: £675,000 | Freehold



- Charming Grade II listed 2/3-bedroom period cottage.
- COUNCIL TAX: F. EPC: N/A
- Study area, sitting/dining room with inglenook fireplace
- Ground floor shower room and ensuite bathroom. Gas central heating
- Mature and beautiful gardens with cabin/home office
- Many period features including exposed wall and ceiling timbers
- Wide private driveway and detached garage

Description

A fine example of a Grade II listed detached period cottage enjoying a semi rural location, yet still within a mile of the facilities in Hurstpierpoint village. The property is believed to date back to around 1560 with later additions and has previously undergone a sympathetic and comprehensive programme of updating/modernisation. Internally there is an entrance hall, with study area, a 23'8 x 13'9 dual aspect sitting/dining room with a large inglenook fireplace and double doors leading out into the pretty rear garden, a modern fitted kitchen with separate utility room/rear lobby and a ground floor shower room. On the first floor are two bedrooms, the large principal bedroom being dual aspect and having a high vaulted ceiling and ensuite bathroom and a dressing room, that could be used as a nursery/third bedroom. To the front of the property is a driveway leading to a brick built detached single garage, and gated access to the rear garden. The fabulously well stocked gardens are considered a feature and include a useful studio/home office.

A solid front door leads to the **Entrance Hall** with a further glazed door in an **Inner Hall/Study** with understairs storage cupboard and stairs to the first floor. The magnificent **Sitting/Dining Room** is a double aspect room with large inglenook fireplace with multi fuel burner, brick hearth and oak bressumer. Double doors lead to the rear patio. The **Kitchen** is fitted in a range of cream fronted units with matching hanging wall cabinets and quartz worktops and up stands. One and a half bowl glazed sink with mixer tap, adjoining worksurfaces with Indesit double oven with Bosch halogen hob over and extractor hood. Part tiled walls, terracotta tiled floor, space four slimline dishwasher. Exposed brick and stone wall to the rear of the inglenook. Door to **Utility Area** with space and plumbing for automatic washing machine, pine cupboards, and cupboard housing, Worcester Greenstar RI gas fired boiler. **Shower Room** with walk-in shower having subway tiles and Triton shower unit, WC with combined wash hand basin, heated towel

rail, double glazed window with decorative glass. Terracotta tiled floor. From the kitchen is a **Rear Lobby** with chest of drawer unit and worksurface matching the kitchen units. Space for fridge freezer, heated towel rail, terracotta floor and stable door to outside. A staircase leads from the Hall to the **First Floor Landing** with built-in wardrobe cupboard. There is a single **Bedroom** with panelled walls and sliding multi paned window overlooking the side of the property. Fitted wardrobe cupboard. The principal Bedroom suite comprises a superb double aspect double bedroom with fitted wardrobes and ledged door leading to **Dressing Room/Nursery Room/Bed 3** with exposed ceiling timbers and period style radiator. Further ledged door from main Bedroom to an **Ensuite Bathroom** fitted in a modern period style white suite comprising panelled bath with Aquatronic shower unit over, low-level WC, pedestal wash hand basin. Radiator/towel rail, vinyl flooring. Airing cupboard housing foam insulated hot water cylinder. Part tiled walls.

Outside the property is approached by a wide private drive leading to the detached brick-built **Garage** with electrically operated up and over door, electric light power, rear personnel door and roof storage. To the rear of this is a door leading to a **Workshop** with deep glazed sink, pine fronted units with quartz worktops, low-level WC, fitted cupboards, tiled floor. To the rear of this is a useful timber **Cabin** ideal for use as a home office with electric heating, engineered wood flooring, electric light and power. **The Gardens.** The delightful cottage gardens include a pretty front garden with brick pathways interspersed by areas laid to slate chippings with mature roses and other decorative flowers and shrubs. A gated access leads to the well stocked rear garden which has extensive paved patio area leading to shaped area of lawn with some highly decorative flower and shrub borders and mature trees. There is a further sitting out area to the side of the timber cabin with a timber garden shed beyond. A rustic arch leads to a further area of garden with a gated site access, concrete hardstanding, and an area of lawn secluded by conifer hedging. Outside water tap and outside light points.

Location

The property enjoys a convenient location on the southern edge of this small rural village and is close to glorious open countryside with footpaths and bridleways linking with the neighbouring districts and the South Downs. Albourne itself has a popular Church of England primary school, whilst Hurstpierpoint is approximately one mile distant and has





a bustling, historic High Street offering a traditional range of shops and facilities, including St Lawrence Primary School and Hurstpierpoint College. The larger village of Hassocks is a further two miles on offering Downlands Secondary School, Windmills Primary School, High Street facilities and mainline station providing fast and regular services to London and the South Coast. Other nearby towns include Henfield to the West, Burgess Hill & Haywards Heath, the latter lying approximately 8 miles to the North-East with its mainline station providing faster commuter links to London (London Bridge/Victoria 47 minutes).

Information

Property Reference: HJB02517

Photos & particulars prepared: May 2025 (Robert Turner MNAEA)

Services: All main services

Local Authority: Mid Sussex District Council **Council Tax Band:** 'F'

Directions

From the centre of Albourne on the B2118, proceed North, taking the left hand turning into the B2116, where the property will be seen on the right hand side just before the turning left into The Street. What Three Words: <https://w3w.co/redeemed.engaging.publish>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

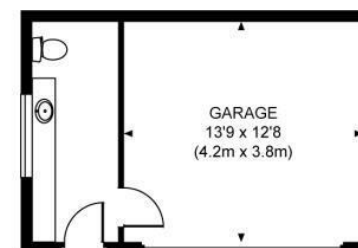
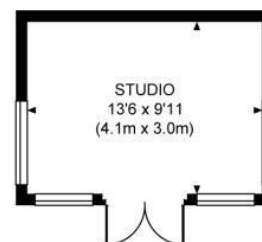
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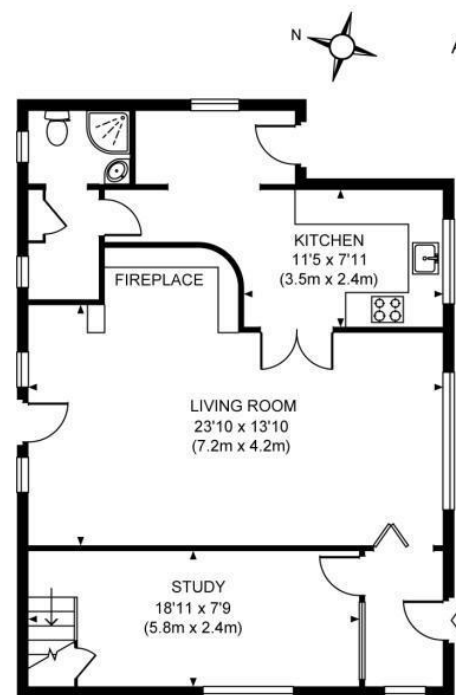
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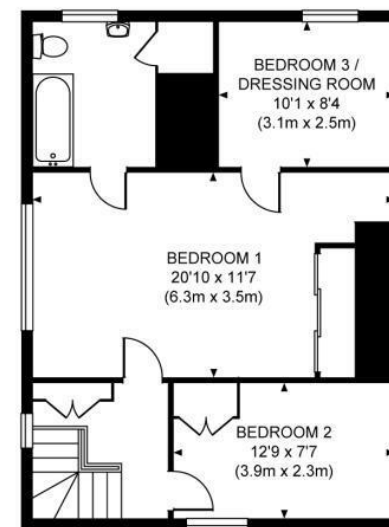
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Approximate Gross Internal Area
1332 sq ft / 123.8 sq m
Approximate Gross Internal Area Outbuildings
371 sq ft / 34.5 sq m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Drawn by Footprint Design 01483 338458





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