

# Collyers Farm Cottage, Lickfold, West Sussex

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A meticulously restored Grade II listed cottage which presents a remarkable blend of **timeless charm and modern comfort.**

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## Summary of accommodation

Kitchen | Utility/bathroom | Family room | Dining room | Lounge | Study

Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

Enclosed rear lawned gardens | Additional outbuilding/annexe | Detached office | Traditional greenhouse | Garage | Additional off-road parking

No upward chain

In grounds of approximately 0.49 acres

## Distances

Lodsworth 1.5 miles, Haslemere 7 miles (London Waterloo 52 minutes), Petworth 5.5 miles,

Midhurst 5.5 miles, Chichester 18 miles, Guildford 20 miles, London 48 miles

(All distances and times are approximate)



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## The property

Nestled on the outskirts of the sought-after village of Lickfold, this enchanting Grade II listed cottage presents a remarkable blend of timeless charm and modern comfort. Meticulously restored, this pretty cottage boasts a wealth of original features that exude warmth and character. With a thoughtfully designed layout, delightful gardens and additional outbuildings, this property truly epitomizes quintessential English cottage living.

The modern fitted kitchen seamlessly blends classic aesthetics with contemporary convenience, with the reception rooms enjoying a variety of spaces, including a family room with rustic exposed stone work. The dining room adorned with double doors leading to the rear garden invites the outdoors in, offering a serene backdrop for meals and gathering. The ground floor also boasts a lounge, with inglenook fireplace and a study, each providing distinct spaces for relaxation or work.

On the first floor the double-aspect principal bedroom boasts an en suite shower room, with a further three double bedrooms and a family bathroom ensures convenience to all.

## Gardens and grounds

Outside you step into a quintessential cottage garden, adorned with an abundance of flowers and trees, creating a tranquil oasis all year round. Tucked away in the garden is an oak from bothy, which has been converted to home office, an ideal setting for remote work, surrounded by the peaceful ambiance of the garden. The addition of a greenhouse enriches the space, cultivating creativity and tranquillity.

The property furthermore, has an fantastic versatile outbuilding, featuring a living room, shower room, bedroom and separate mezzanine. This space can adapt to your needs, from a guest retreat to an inspiring studio. The outbuilding also has garage space with double doors. There is off road parking for ample cars.





## Location

Situated on the outskirts of Lickfold, a small hamlet located in the heart of what is referred to as 'The Golden Triangle', an area bounded by Haslemere to the north and the old market towns of Midhurst and Petworth to the south. Lurgashall village, which is only a mile and a half away, is home to a post office/shop as well as the well-known Noah's Ark public house, believed to date back to 1557. The picturesque village green creates the quintessential English setting.



Comprehensive shopping facilities are available in the towns of Haslemere, Midhurst and Petworth, all of which are a short drive away. A wider range of facilities are available in Guildford and Chichester, which are easily accessed via the A3 and the A283.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

One of the key benefits of the area is the wonderful array of footpaths and bridleways that the surrounding countryside has to offer, many of which can be immediately accessed from the property.





## Services

We are advised by our clients that the property has oil central heating, sewage treatment plant. (Bi-tech).

## Viewings

Strictly by appointment with agent.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Property information

**Tenure:** Freehold

**Local Authority:** Chichester District Council

**Council Tax:** Band H

**EPC Rating:** E



**Approximate Gross Internal Floor Area**

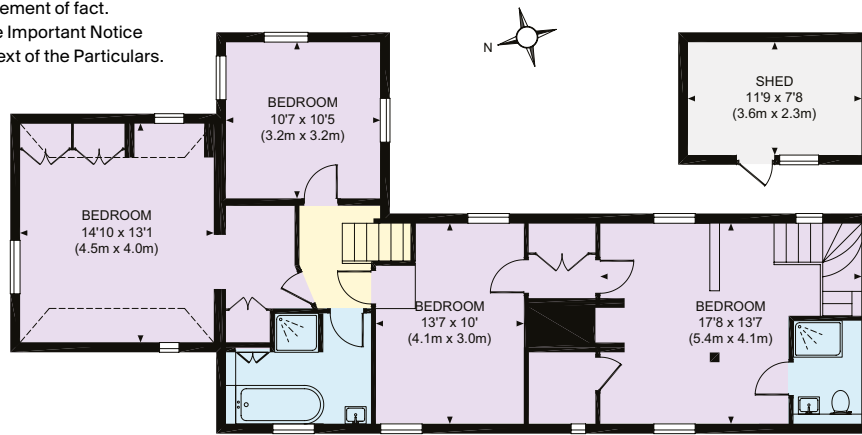
1906 sq ft / 177.1 sq m

Outbuildings: 1425 sq ft / 132.3 sq m

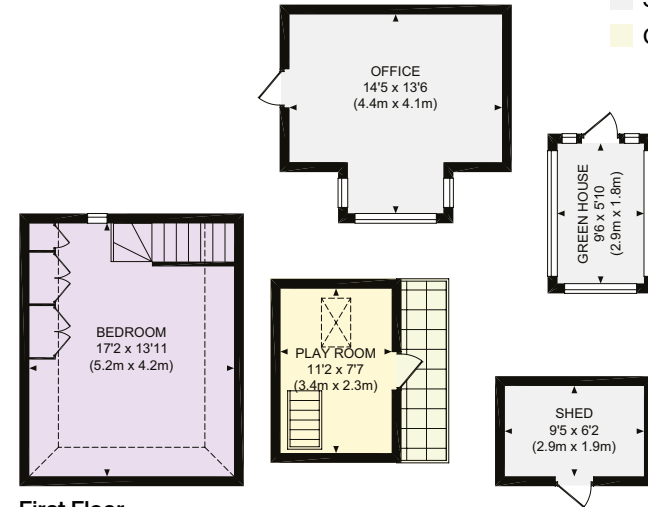
Total: 3331 sq ft / 309.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

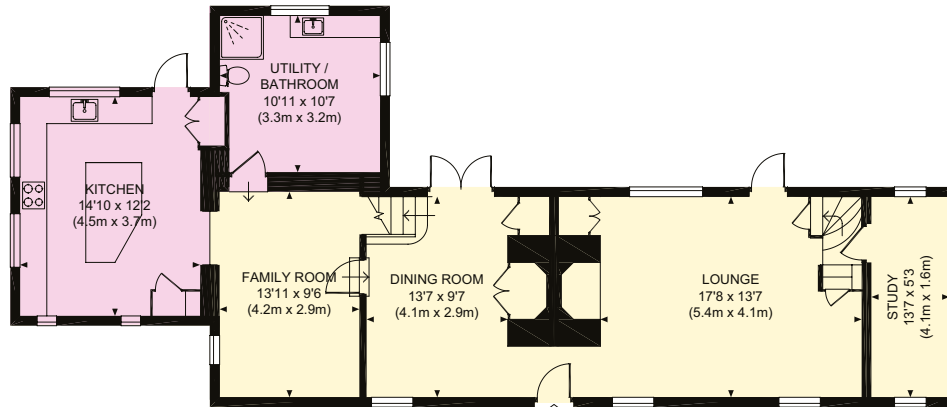
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



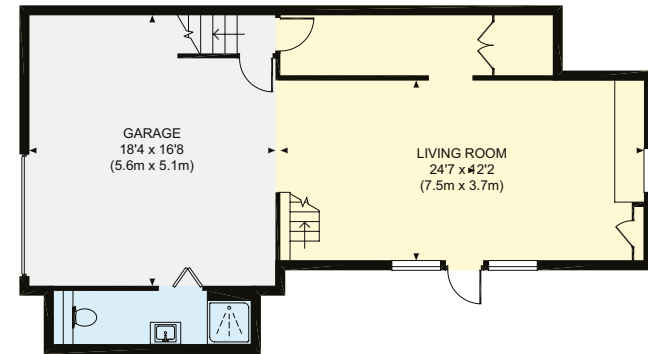
**First Floor**



**First Floor**



**Ground Floor**



**Ground Floor**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.

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