



HIRTWELL COTTAGE

Hollycombe Lane, Linch



CHARMING GRADE II LISTED COTTAGE WITH VIEWS

Hirtwell is a Grade II listed cottage in Hollycombe, offering stunning views over the Milland Valley to the South Downs. Set in peaceful West Sussex countryside, it's tranquil yet within easy reach of London.,



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

Hollycombe lies on the West Sussex/Hampshire border at the heart of the South Downs National Park. Within the village of Milland is The Rising Sun, a well-known public house, as well as the highly regarded community-run village shop and cafe offering a wide range of local produce, and an active village hall which houses Milland Valley Nursery School, various exercise classes including pilates and yoga. There is also a village school at Hollycombe. Liphook, which is 2 miles away, has a cinema, supermarket, takeaways and many other services, plus a mainline train station providing a frequent service into London Waterloo in approximately 65 minutes. There is also a mainline station at Haslemere which offers services in approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Haslemere, Midhurst, Petersfield and Guildford, all of which are within easy reach.



HIRTWELL COTTAGE

A quintessential cottage with outstanding far-reaching views across the Milland Valley, situated in a highly sought-after location, Hirtwell Cottage is a Landmark property in the local area.

We understand that part of the original property dates to the seventeenth century and has evolved and extended over the centuries. The property retains a wealth of character and charm from its former days, with beautiful timber, stone and tile hung elevations, a clay tile roof and a central red brick chimney stack. Internally, Hirtwell Cottage is very typical of its day with an array of period features, including magnificent, exposed oak beams, two inglenook fireplaces and leaded-light windows.

Light and airy for its era, the cottage's principal reception rooms face southwest with stunning views over the Milland Valley. The ground floor features a spacious drawing room with fireplace, an oak-framed dining room adjacent to a well-equipped kitchen with AGA, and further reception rooms including a snug, study/playroom, and cloakroom.

Upstairs there is the principal bedroom with bathroom en suite and dressing room,





GARDENS & GROUNDS

The cottage sits beautifully in its elevated grounds, and is surrounded by mature and pretty gardens, which provide wonderful colours over the Spring and Summer months. Totally approximately 1.5 acres, the gardens comprise a kitchen garden with greenhouse and shed, level lawns, a wildflower meadow with specimen trees and woodland. Adjacent to the dining room, is a large terrace extended by our clients during their ownership, which provides a wonderful place to sit and take in the beautiful rural surroundings.

There are several outbuildings of note, one is the superb office/games room above the garage with a bathroom, and a further standalone office on the east side of the garden.

The standout feature of this house is its location, with numerous footpaths and bridleways accessible from Hirtwell Cottage, including the Serpent Trail at Iron Hill. Short walks lead through woods, fields, and heathland with stunning views, and West Wittering beach is less than an hour's drive away.





PROPERTY INFORMATION

Postcode:
GU30 7NQ

What3Words:
dragonfly.imparts.plotting

Services:
We are advised by our clients that the property has mains water and electricity with private drainage and oil-fired central heating with a boiler installed in 2023.

Viewings:
Viewings strictly by appointment with sole agents Knight Frank LLP.

Approximate Gross Internal Area
 Main House 1957 sq. ft / 181.87 sq. m
 Garage 449 sq. ft / 41.74 sq. m
 Outbuildings 58 sq. ft / 5.38 sq. m
 Annex 279 sq. ft / 25.89 sq. m
 Total 2743 sq. ft / 254.88 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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