



Smithy Cottage 4, Mill Road | | Lancing | BN15 0PT





## Smithy Cottage 4, Mill Road | | Lancing | BN15 0PT

£850,000

\*\*\* £850,000 \*\*\*

Warwick Baker Estate Agents are thrilled to present this stunning period residence that embodies charm and offers generous family living within its lush, private gardens. This Grade II listed treasure, believed to date back to the early 18th Century, began its life as two cottages with an adjoining forge, serving as a working smithy until the 1920s. The exterior boasts exquisite coursed flintwork with elegant brick quoins under a high-pitched slated roof.

Meticulously converted, the interior features tasteful fenestration and soaring ceilings that create a bright, inviting atmosphere. The double aspect reception rooms provide breathtaking views of the meticulously maintained gardens, enhancing the sense of tranquility. The current owner has dedicated significant effort to preserve both the home and its surroundings; numerous windows come equipped with secondary double glazing, and the property benefits from efficient gas-fired central heating throughout.

- ENTRANCE HALL
- CONSERVATORY
- SET IN 0.28 ACRE + GARDEN STUDIO • GARAGE
- CENTRAL DINING HALL
- FOUR/FIVE BEDROOMS
- DRAWING ROOM
- FAMILY BATHROOM
- KITCHEN
- EN-SUITE SHOWER ROOM

### Cloakroom

WC with overhead cistern and traditional washbasin.

### Central Dining Hall

Double aspect with views to the front and rear garden. Impressive inglenook fireplace, at present used as a study corner with fitted shelving. Exposed timber studwork. Pair of recessed cupboards. Part wainscoting to wall. Door to drawing room.

### Drawing Room

Double aspect with French doors to the front and rear gardens. Feature stone fireplace with open grate and recess to side with fitted shelving. Further recess with low-level cupboard. Wall-light points. Picture-light point. Recessed bookcase. Feature ceiling timbering.

### Kitchen

Triple aspect with deep tiled window shelf. Fitted to a good standard with stone work surfaces. Good range of base and matching wall units in white finish. Inset one and a half bowl sink with mixer-tap. Integrated dishwasher. Space for cooker. Cupboard housing a Vaillant gas-fired boiler providing hot water and central heating. Space and plumbing for washing machine. Recessed larder cupboard with fitted shelving and ventilation. Chimney recess with fine bressumer. Space for appliances and fitted work surface with drawers beneath. Fan-assisted radiator. Ten-panel glazed doors opening to the conservatory

### Conservatory

Timber frame Amdega conservatory on low brick walls with quarry sills. Double glazed with a pair of French doors overlooking and opening to the rear garden. Exposed flintwork.

From the dining hall, door and staircase lead to the first floor.

## FIRST FLOOR

### Long Corridor Landing

Feature Regency sash window with window seat, overlooking the rear garden.

### Bedroom 1

Fitted wardrobe cupboards. Ledge and brace door to:

### Bathroom

White suite of panelled bath with mixer taps. Shower attachment and glazed shower guard. Inset washbasin with cupboards beneath. Low-level WC. Fitted wall unit. Recessed ceiling lighting.

### Bedroom 2

Double aspect. Fitted unit with hanging space, storage and shelving. Fitted washbasin.

### Bedroom 3

Overlooking the front garden. Large ceiling hatch with drop-down ladder giving access to a spacious loft, most of which is boarded, with lighting and racks for storage.

### Bedroom 4

Overlooking the rear garden. Connecting door to:

### Bedroom 5

Recessed brick feature fireplace with fitted cupboards.

### Family Bathroom

White suite of panelled bath with mixer taps and independent shower fitting with glazed shower guard. Traditional washbasin. Low-level WC. Fitted wall mirror and strip-light over. Recessed ceiling lighting. Fitted shelving

## OUTSIDE

Detached Garden Studio: 9'8" x 7'7" (2.95m x 2.32m) An attractive building of brick construction under a pitched and slated roof. An ideal home office overlooking the gardens. Recessed book shelving. Light and power.

Two useful implement stores in lean-tos to the side of the house and the studio. Further small garden store of brick construction with stable door.

### Single Garage

17'7" x 10'3" (5.37 x 3.13)

Brick and flint construction under a slate roof. Pair of timbers doors. Windows. Power and light. Rear door

## GARDENS

The property occupies a fine plot extending to approximately .28 of an acre.

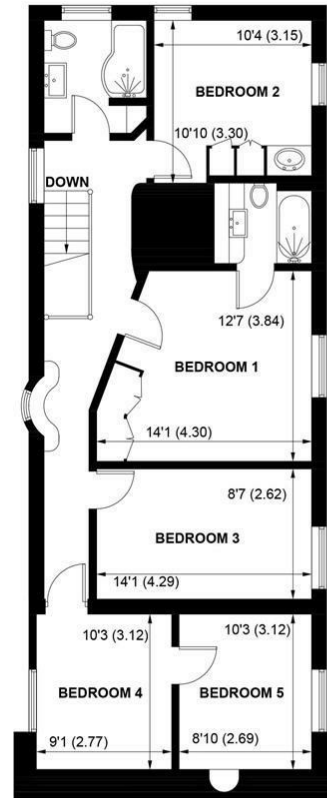
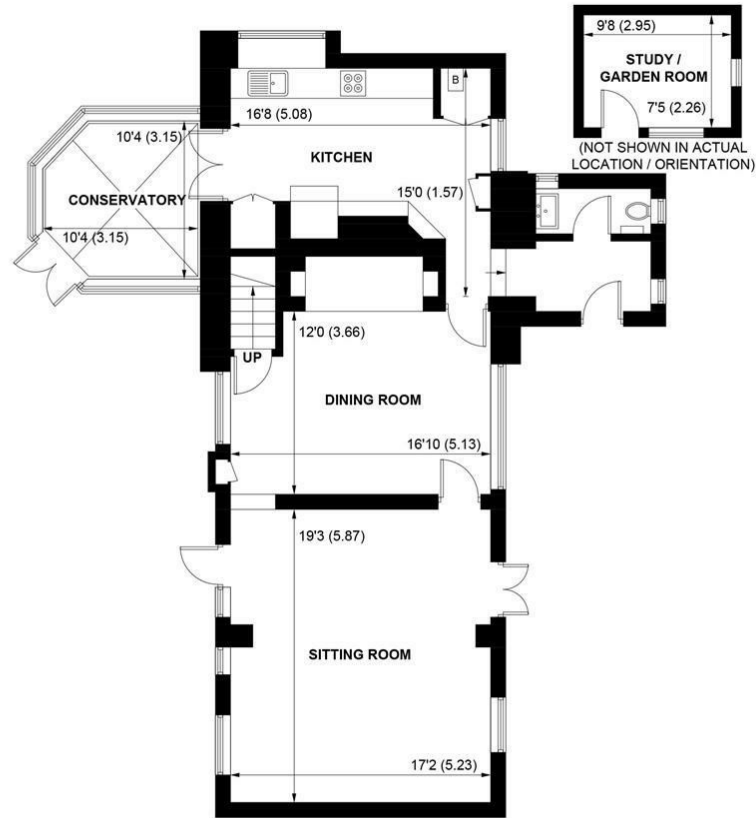
### Front Garden

The house is set back from the road behind a flint garden wall. Wrought-iron gates open to a driveway providing hard-standing for two to three vehicles with access to the garage and flanked by flint walls. Area of lawn and raised beds with spring bulbs, lavender and mature shrubs and trees. Gated side access to rear garden.

### Rear Garden

Contained by flint wall and fencing. Brick terrace adjoining the rear of the property with a large expanse of lawn. Feature fishpond. Mature fruit and ornamental trees and stocked beds and borders providing a variety of texture and colour throughout the year. Large timber garden shed. Fruit cage.





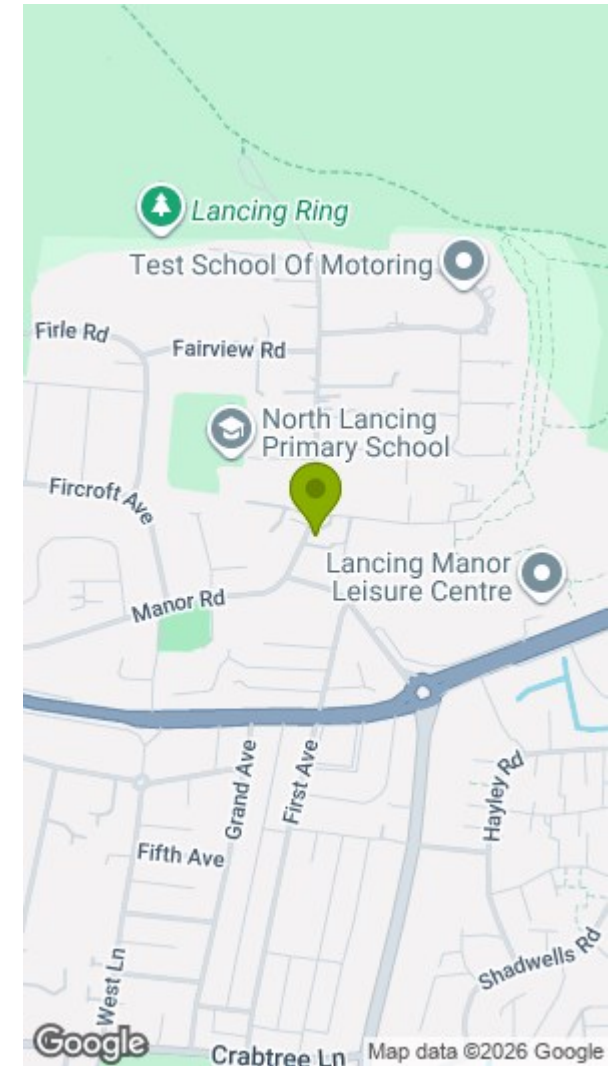
APPROXIMATE GROSS INTERNAL AREA = 1903 SQ FT / 176.8 SQ M

STUDY / GARDEN ROOM = 71 SQ FT / 6.6 SQ M

TOTAL = 1974 SQ FT / 183.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced by Emzo Marketing



**Disclaimer**

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		