



5 Norfolk Cottages, The Street, Bury, West Sussex RH20 1PA





5 Norfolk Cottages, The Street, Bury, West Sussex RH20 1PA

Guide Price £650,000 Freehold



- VILLAGE PUB
- DETACHED GARAGE
- CHARMING CHARACTER PROPERTY
- OFF ROAD PARKING
- VILLAGE LOCATION
- MAINLINE STATION AT PULBOROUGH

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

ACCOMMODATION * Entrance hall * Ground floor cloakroom * Sitting Room * Study * Kitchen/Diner * Separate utility room * Three first floor bedrooms * Family bathroom * Detached tandem garage * Off road parking * Summer house * Cottage style gardens * Village location * Pub nearby * Mainline station at Pulborough * EPC rating F *

DIRECTIONS Travelling south on the A29 London Road from Pulborough, on approaching Bury, take the turning left into The Street and continue along and bear left along The Street and continue for a short distance and Norfolk Cottages will be found on the left hand side. WTW ? sheepish.outdoor.unloads

SITUATION Bury is an outstanding, picturesque village situated at the foot of the South Downs, midway between Arundel and Pulborough, surrounded by countryside that is among the most beautiful in West Sussex. John Galsworthy, the author, lived in the village during the latter part of his life and there are several properties that commemorate his works. There is a pub, church, primary school, and private preparatory school. The atmosphere is centred on village life. There is a main line station at Amberley (approximately one and a half miles) and Arundel and Pulborough also have main line stations to London Victoria, Gatwick Airport, and the coast.

SPORTING AND RECREATION There is golf at nearby West Sussex Golf Club at Pulborough, courses also at Cowdray Park and Goodwood. Polo at Cowdray Park and gliding at nearby Parham Park. Chichester and its Festival Theatre is some 15 miles distance. There is also The Priory Playhouse at Arundel. There is easy access to the sailing centres at Bosham and Itchenor. Storrington has a tennis club and a leisure centre, which offers a variety of activities. Bury is a lively residential community with a modern village hall and associated playground used for many activities and gatherings. There is easy access to walks along the Arun riverside and bridleways up onto the South Downs Way.

DESCRIPTION Believed to date back to the early 1900's, these charming character properties were originally part of the Norfolk Estate and are packed with period features. The property itself is entered via a covered brick built storm porch opening into the double height entrance hall. Immediately on your left there is a spacious living room with bay window, feature fireplace housing the wood burning stove, picture rail and built in shelving. To the side of the living room there is study, with built in desk and shelving, ideal for home working. To the rear there is a spacious kitchen/diner with matching base and wall mounted units and built in appliances, oven and hob with extractor fan above and door to larder. Thereafter, a further door leads through to the separate utility room with sink and drainer, airing cupboard and space and plumbing for washer/dryer and door to ground floor cloak room. From the hallway a turning staircase leads to the first floor landing with the family bathroom straight ahead. Bedrooms one and two have lovely bay windows and built in wardrobes and storage. Bedroom three has views over the beautiful cottage style rear garden.

Reception 1

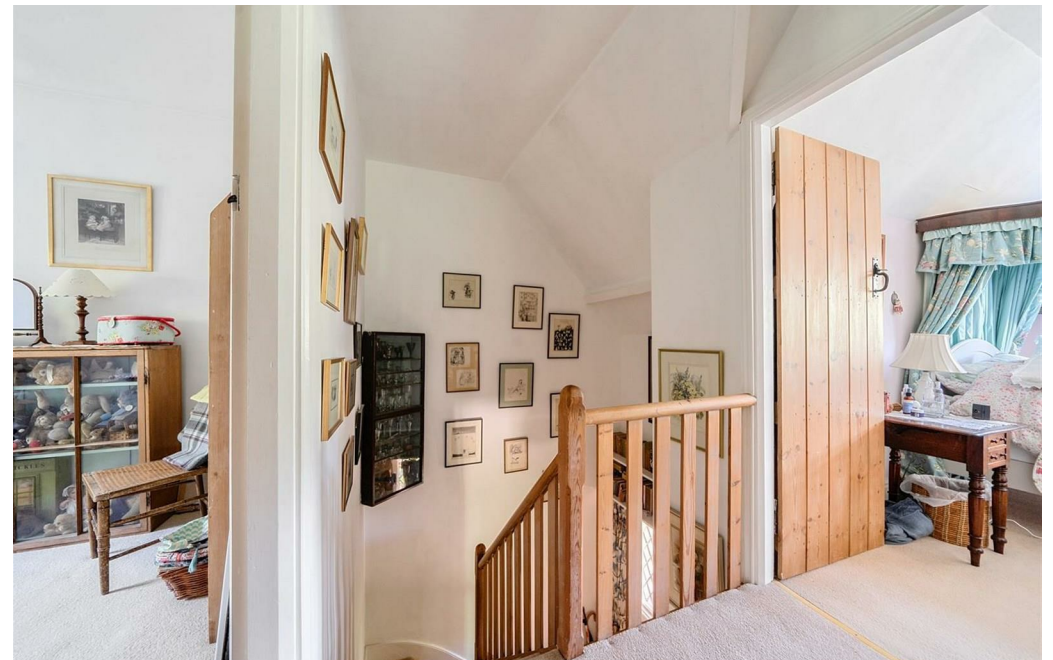
Reception 2

Kitchen

Landing

Bedroom 1

Bedroom 2



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



Bedroom 3

Bathroom

OUTSIDE The property is set in a quiet little lane in the heart of the charming Downland village of Bury, with access to riverside walks, South Down National Park and village pub. Approached via a private gravel drive offering parking for numerous vehicles and access to detached tandem double length garage. To the rear of the property features a beautiful cottage style garden with paved seating area shaded by mature tree and steps leading to raised level lawned area bordered by established flowering plant beds. To the rear of the garden there is a Summer house and further paved seating area with private access to village green to rear.

Garage

Garden

GARDEN

SERVICES Mains drainage, Calor gas fired heating. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

COUNCIL TAX Council Tax Band E. Please contact Chichester District Council on (01243) 785166

IN THE KNOW Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

VIEWING Strictly by appointment: 01903 742354

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

NOTES 1. All measurements shown in these particulars are approximate. 2. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property. 3. The mention of any appliance and/or services in these particulars does not imply that they are in full and efficient working order. GL & Co Estate Agents., for the vendor property whose agents they are, give notice that: 1. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. no person in the employment of or agent of or consultant to GL & Co. has any representation or warranty whatever in relation to this property.

Floorplan

EPC graph

3 bed property available in Bury (78179)-?699,950, please call GL & Co on 01903 742354

<https://player.vimeo.com/video/1096616611?h=f4e3765c38>

Charming three bedroom cottage packed with period features set within the heart of the beautiful Downland village of Bury, with off road parking, double length garage and a fabulous cottage style rear garden.





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



Norfolk Cottages, The Street, Bury, Pulborough, RH20

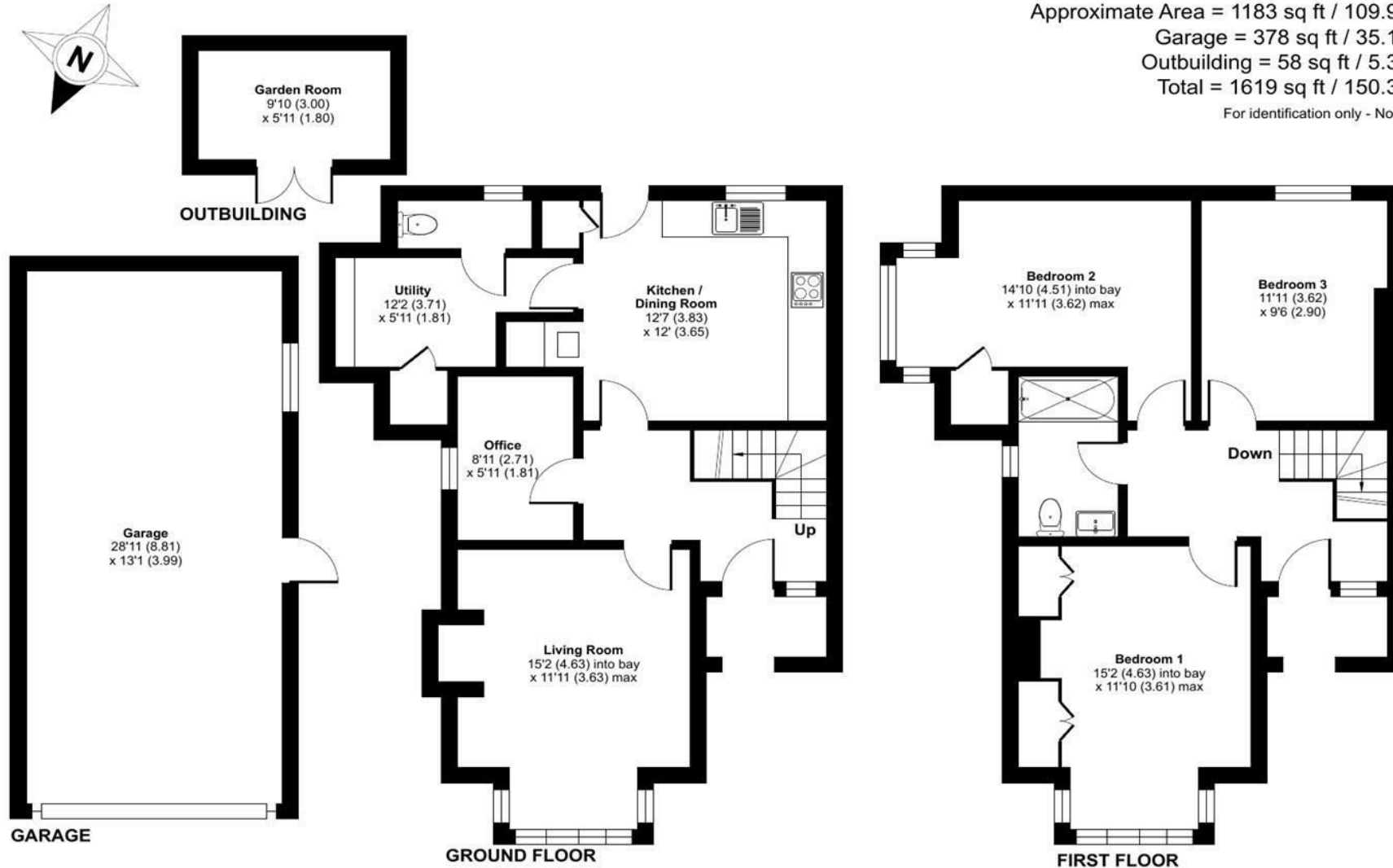
Approximate Area = 1183 sq ft / 109.9 sq m

Garage = 378 sq ft / 35.1 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1619 sq ft / 150.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for GL&CO Estate Agents. REF: 1306937

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

