



Old Manor Cottage, 30 Barrack Lane
Aldwick | West Sussex | PO21 4DA

Price £850,000
Freehold

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HI850 - 09/26

Features

- **Delightful Detached Grade II Listed Thatched Residence**
- **Character Features Including Exposed Beams & Inglenook Fireplaces**
- **4 Bedrooms (Principal With Dressing Room)**
- **2 Separate Reception Rooms**
- **Generous Secluded Plot With Outbuildings**
- **Sought After Residential Location**
- **NO ONWARD CHAIN**
- **2,455.7 Sq Ft / 228.1 Sq M (Plus Outbuildings)**

Reputed to originally date back to the 16th Century, this imposing detached thatched residence occupies a generous secluded plot within a highly sought after residential location approximately half a mile walk to the beach.

The incredibly deceptive accommodation comprises entrance lobby, living room, kitchen/breakfast room open plan to an inner hallway, separate utility room, dining room, ground floor shower room, first floor landing, principal double bedroom with adjoining dressing room, three further bedrooms and good size first floor bath/shower room.

The property boasts a wealth of character with exposed beams, low ceilings, inglenook fireplaces and also offers a gas heating system via radiators.

Externally, the delightful wrap around gardens boast seclusion, along with secure on-site parking, storage/outbuildings and a charming thatched summer house.

The hardwood front door leads into a small entrance lobby where an inner door leads into the main living room which has two feature bay windows to the front with bench seat sills, exposed beams, superb brick open fireplace at one end of the room, hard wood flooring and a feature Inglenook brick chimney recess at the other end of the room. A door leads to the rear into the adjoining kitchen, which has tiled flooring, along with a carpeted staircase with exposed wood handrail/balustrade and natural light window to the side.

The kitchen itself has exposed beams, a Butler sink unit with granite work-surfaces, bespoke fitted units and exposed brick chimney breast with recessed electric Rangemaster cooker and adjacent shelved pantry cupboard, windows to both sides and stable door to the side, providing access into the garden.

A walkway with a window and door to the rear leads to the utility room, which has windows to the rear and side, a single drainer sink unit and space and plumbing for appliances, along with a cupboard housing the modern electric consumer unit.

From the kitchen/breakfast room, a further inner hallway with two windows to the rear leads to the side, with doors to the dining room and ground floor shower room. The dining room has a feature bay window to the front with bench seat sill, along with a further window to the front, exposed beams, tiled flooring with central carpet and feature Inglenook brick chimney recess.





The ground floor shower room has a shower enclosure with fitted electric shower, wc, wall mounted wash basin, ladder style heated towel rail, window to the side/rear and door leading out to the rear.

The first floor landing has a window to the side over the staircase, access hatch to the loft space and doors to the bedrooms and bathroom. The principal suite comprises a walk through dressing room with bespoke storage cupboards and window to the front, with a door leading to the adjoining main bedroom area, which has a window to the front, two windows to the side, exposed beams and an eaves storage recess. Bedrooms 2 & 3 are both good size double rooms, both with exposed beams and windows to the front, with bedroom 3 benefiting a feature decorative fireplace. Bedroom 4 is a triple aspect room with windows to both sides and two feature circular windows to the rear and has been formerly utilised as a home office/hobbies room.

In addition, the first floor boasts a generous bath/shower room accessed via two doors from the landing, which provides an over size corner shower enclosure with fitted shower, roll top free-standing bath with central mixer tap/shower attachment, pedestal wash basin, close coupled wc, tiled walls, ladder style heated towel rail and window to the side.

Externally, the wrap around gardens are a real feature of this unique and charming home with a walled frontage with gate and pathway leading to the front door. Further gates lead to on-site parking for one vehicle at the front, while further gates accessed from Acorn End provide vehicular access into the rear garden for additional vehicles/trailers/boat etc. To the side of the property there is an adjoining purpose built store, which in turn has an adjoining workshop/store, while at the rear of the property there are three useful purpose built stores (one housing the wall mounted gas boiler). In addition, there is a charming, purpose built, thatched summer house with exposed beams, mature fruit trees and other varieties plus shrubs are providing screening from neighbouring properties, a feature part walled garden with BBQ area and entertaining terrace, a raised pond, raised beds, generous sun terrace, further sunken pond, gravel/shingle area, large greenhouse and timber storage shed.

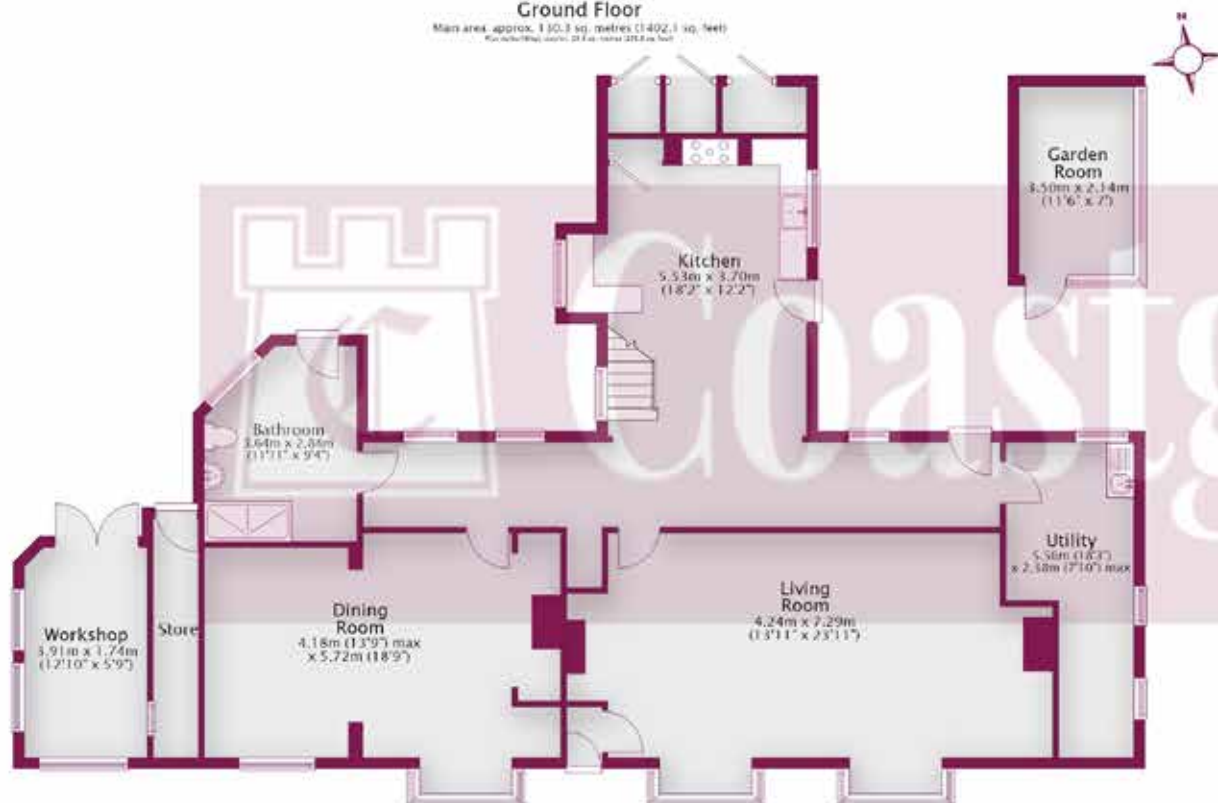
Current EPC Rating: E (54)

Council Tax: Band F £3,493.21 (Arun District Council/Aldwick 2026 - 2027)



Ground Floor

Main area: approx. 130.3 sq. metres (1402.1 sq. feet)
 Plus outbuildings: approx. 21.8 sq. metres (233.2 sq. feet)



First Floor

Approx. 97.9 sq. metres (1053.6 sq. feet)



Main area: Approx. 228.1 sq. metres (2455.7 sq. feet)

Plus outbuildings: approx. 21.8 sq. metres (233.2 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

