



The Old Forge | Stane Street | Codmore Hill | Pulborough | RH20 1BQ





# The Old Forge

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PRICE GUIDE £625,000 TO £650,000

A charming Grade II Listed four bedroom period home, retaining many original features and presented in first class order throughout with accommodation comprising: dual aspect sitting room with feature wood burner, dining room with Inglenook fireplace, recessed office area, kitchen with integrated appliances, reception room/bedroom, ground floor cloakroom and spacious family bathroom. Outside, there are beautiful cottage style gardens to the rear with a separate private access leading to a parking area and detached single garage and workshop. Pulborough has a range of local shops together with 2 supermarkets, medical centre and mainline railway station close to hand.

- Charming period Property
- Grade II Listed
- Four Bedrooms
- Original features throughout
- Ground Floor Shower Room and WC
- Dual aspect Sitting Room & Woodburner
- Dining Room with feature Inglenook
- Kitchen with integrated appliances
- Ground Floor Reception/Bedroom
- Spacious Family Bathroom
- Lower Ground Floor Cellar
- Gas Fired Central Heating
- Beautiful cottage style gardens
- Detached Garage and Workshop
- Private rear access and parking area
- Viewing recommended

**Entrance** Solid oak panelled front door to:

**Entrance Hall** Radiator, tiled flooring, feature arch window, walk-in utility room with working surfaces, space and plumbing for washing machine and tumble dryer, built-in storage cupboards, access to overhead loft space, exposed ceiling beams, built-in cloaks cupboard, radiator.

**Main Sitting Room** 24' 11" x 14' 9" (7.59m x 4.5m) Feature wood burning stove with oak mantel over, exposed beams, triple aspect windows, radiator, built-in storage cupboard, panelled door leading to rear garden.

**Dining Room** 14' 8" x 12' 4" (4.47m x 3.76m) Feature Inglenook fireplace with original oak beam with stone hearth, open fireplace with copper beam hood over, original front door, radiator, open plan to:

**Study** 8' 9" x 5' 5" (2.67m x 1.65m) Built-in shelving.

**Kitchen/Breakfast Room** 13' 6" x 10' 2" (4.11m x 3.1m) Range of wall and base units, integrated 'NEFF' oven with inset four ring hob and stainless steel extractor over, built-in storage cupboards and eye-level cupboards, inset enamel sink with swan neck mixer tap, exposed ceiling beams with concealed spot lighting, integrated appliances comprising: fridge, waste bin and dishwasher.

**Ground Floor Shower Room** Large walk-in shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, tiled flooring, cupboard housing boiler.

**Ground Floor Bedroom/Reception Room** 13' 7" x 10' 4" (4.14m x 3.15m) Radiator, outlook over garden.

**Stairs to:**

**First Floor Landing** Exposed beams, access to loft space.

**Inner Hallway** Built-in cloaks cupboard.

**Main Bedroom** 14' 9" x 12' 5" (4.5m x 3.78m) Radiator, access to loft space.

**Bedroom Two** 14' 11" x 10' 5" (4.55m x 3.18m) Radiator.

**Bedroom Three** 14' 11 maximum" x 8' 11" (4.55m x 2.72m) Radiator, inset wash hand basin.

**Bedroom Four** 11' 4" x 10' 4 maximum" (3.45m x 3.15m) Built-in wardrobe cupboards, radiator.

**Family Bathroom** Victorian claw leg bath with telephone grip shower attachment, low level flush w.c., bidet, part panelled with feature walls, inset wash hand basin with toiletries cupboards under, exposed beams, heated vertical chrome towel rail, tiled flooring.

**Lower Ground Floor**

**Cellar** 10' 5" x 6' 9" (3.18m x 2.06m)

**Cellar** 9' 10" x 5' 3" (3m x 1.6m)

**Outside**

**Front Garden** Enclosed by stone walling with majority paved areas, with attractive flower and shrub borders, raised flower beds and vegetable plot, side access.

**Rear Garden** Paved patio area, steps up to shaped lawned area, enclosed by attractive flower and shrub borders and stone walling, Rose arch with trellising, paved pathway leading to rear access, accessed via Cray Lane with off road parking for two vehicles leading to:

**Attached Single Garage** 20' 3" x 9' 2" (6.17m x 2.79m) Automatic roller door.

**Workshop** 20' 7" x 7' 7" (6.27m x 2.31m) Side and rear access doors, sink unit.

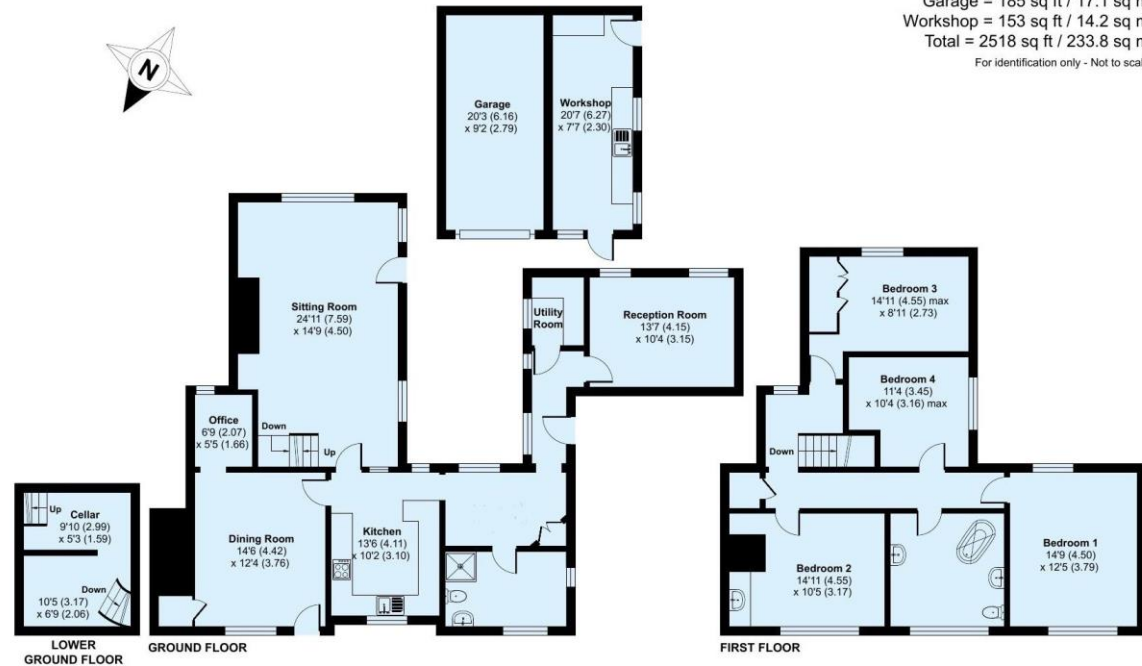
**EPC Rating:** tbc





## The Old Forge, Stane Street, Codmore Hill, Pulborough, RH20 1BQ

Approximate Area = 2180 sq ft / 202.5 sq m  
 Garage = 185 sq ft / 17.1 sq m  
 Workshop = 153 sq ft / 14.2 sq m  
 Total = 2518 sq ft / 233.8 sq m  
 For identification only - Not to scale



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

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