



SMITHY COTTAGE

4 MILL ROAD, NORTH LANCING, WEST SUSSEX, BN15 0PT

Hamilton Graham

ESTATE AGENTS



An attractive and substantial period house providing good family accommodation set in generous and secluded gardens. The Grade II listed property was probably built in the early 18th Century as two cottages with an adjoining forge and, as the name suggests, was occupied by the blacksmith. It was a working smithy until the 1920s. Elevations are coursed flintwork with brick quoins under a high pitched and slated roof. Skilfully converted and with good fenestration and high ceilings, the accommodation is light and spacious with double aspect reception rooms overlooking the pretty gardens. The house and gardens have been carefully maintained by the present owner; a large proportion of windows are secondary double glazed, and there is gas-fired central heating to radiators.

Front door with glazed panels to **Entrance Hall**.

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" (5.37m x 3.13m) Brick and flint construction under a slate roof. Pair of timbers doors. Windows. Power and light. Rear door.

Smithy Cottage

4 Mill Road | North Lancing | West Sussex
BN15 0PT

An Attractive Period
Home in a Generous
and Secluded Garden

Entrance Hall

Cloakroom

Central Dining Hall

Drawing Room

Kitchen

Conservatory

Four/Five Bedrooms

Bathroom and En-Suite Shower Room

Garden Studio

Garage

Attractive Gardens about .28 of an Acre





Situation:

The property is located within the Conservation Area of North Lancing which contains a variety of character and period homes. The garden backs onto the large Lancing Manor Park with mature trees and gardens, the cricket and bowls clubs, tennis courts, a leisure centre and a children's play area. The church of St James the Less is close by, and Mill Road leads directly onto the South Downs with miles of lovely walking country, and the beach is just 1.5 miles to the south. Schooling options for all ages are within easy reach.

Communications:

Situated on the south coast, and adjoining the South Downs National Park to the north. Lancing station (mainline railway with trains to London Victoria, Brighton, Portsmouth, Southampton) is about 1.2 miles away, Worthing 4 miles and Brighton 10 miles. Chichester to the west and Horsham to the north are both approximately 20 miles distant.

GARDENS

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

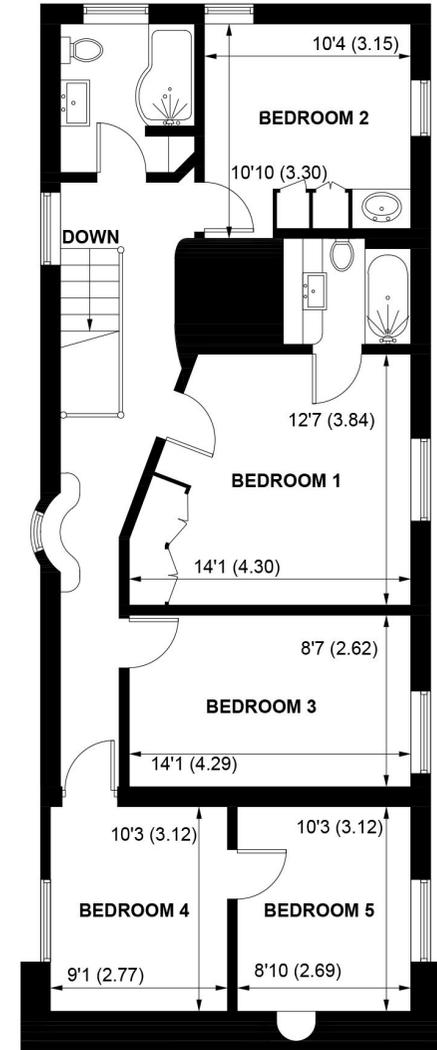
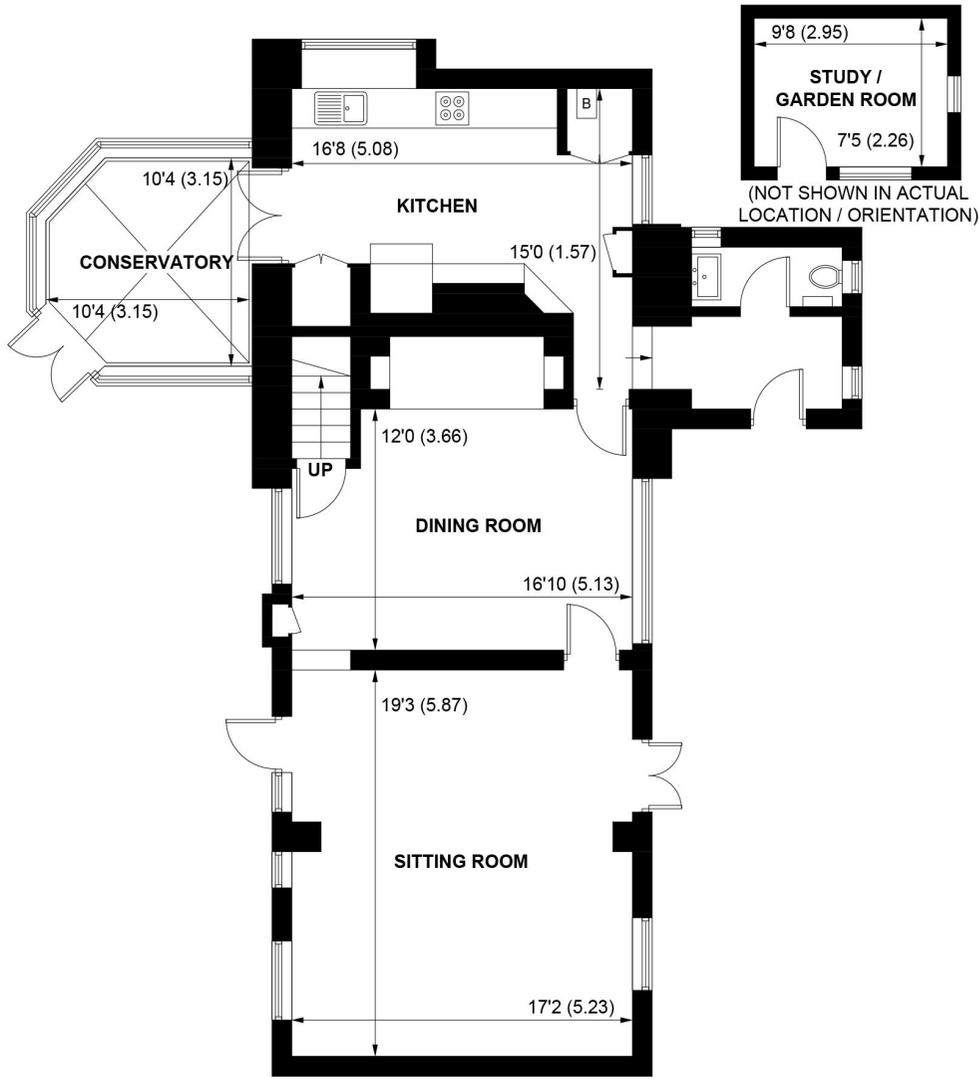
Front Garden: The house is set back from the road behind a flint garden wall. Wrought-iron gates open to a driveway providing hard-standing for two to three vehicles with access to the garage and flanked by flint walls. Area of lawn and raised beds with spring bulbs, lavender and mature shrubs and trees.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





Total Approximate Floor Area 1974 Sq FT (183.4 Sq M)





Services: All main services are connected.
Council Tax: Valuation Band: 'G'

IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
 2. Measurements, distances and aspects where quoted are approximate.
 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
 4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
 5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham.
 6. The property is Grade II listed as being of architectural or historic interest.
- Intending purchasers must satisfy themselves on these matters.

Viewing strictly by appointment with the Agent.

Hamilton Graham

ESTATE AGENTS

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