



The Old Smithy, Duncton, Petworth, West Sussex GU28 0LT

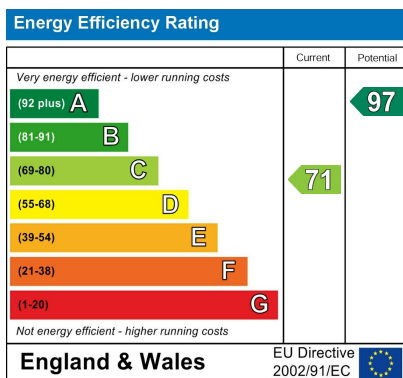


The Old Smithy, Duncton, Petworth, West Sussex GU28 0LT

£1,995 Per Month



- Charming barn conversion located in a courtyard of converted farm buildings. The property boasts many features including exposed timbers and attractive stone walls.
- Well appointed kitchen/breakfast room
- Bathroom and Shower Room
- Three bay open garaging and storage shed.
- Viewing highly recommended
- Impressive reception room with exposed beams and wood burning stove
- Three Bedrooms
- Garden
- Peaceful countryside setting



DESCRIPTION The property is in the rural hamlet of Duncton near to the most attractive market town of Petworth. Petworth is renowned for its stately period house in the lea of Petworth House and Park (owned by the National Trust). There is a good variety of shops and restaurants including a supermarket, delicatessen, bookshop, hardware store and an array of antique and fashion shops. The town is famous for hosting a number of music and arts festivals during the year within the town and at Petworth House. Amenities in the area include polo at Cowdray Park and a number of golf courses at Goodwood, Midhurst and West Chiltington. Local train services are available from Haslemere and Pulborough to London, Gatwick and the south coast.

Kitchen/breakfast room Range of modern painted kitchen units with built in fridge and 2 x electric ovens. Bottled gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher.

Study/boot room/utility area

Reception room An impressive elegant room with exposed beams/timber and wood-burning stove. Stairs to first floor.

Bedroom 1 With range of built in low level cupboards.

Bathroom comprising of white suite of low level w.c., wash hand basin and panelled bath. Shower over the bath and glass shower screen. Storage unit.

Bedroom 2 on ground floor overlooking the courtyard

Bedroom 3 on ground floor overlooking the courtyard

Shower room on ground floor. Comprising of white suite of low level w.c., wash hand basin inset to vanity unit and shower cubicle.

Storage

Open bay parking Please note the open bay parking has limited height.

Storage Two further storage areas/stables with power and light.

Garden The garden is mainly laid to lawn and runs the length of the property.



To arrange a viewing call us on 01903 744166 or email lettings@glproperty.co.uk

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SERVICES Mains electricity and water. Private drainage and oil fired central heating.

VIEWING Strictly by appointment: 01903 744166

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.

3 bed property available in Duncton (72114)-[price], please call GL & Co on 01903 744166

Characterful Barn Conversion | Three Bedrooms | Two Bath/Shower Rooms | Rural Location | Garden | Parking.

An attached barn conversion located in a courtyard of converted farm buildings. The property boasts many features including exposed timbers and attractive stone walls.

Kitchen/breakfast room. Utility room. Impressive drawing room. Bedroom and bathroom on the first floor. On the ground floor is a further two double bedrooms and shower room. Outside the property benefits from good sized storage plus open bay parking with limited height access or additional storage plus two stables with power and light for additional storage.



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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

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