

Robert  
Luff & Co

Northend, Findon, Worthing

Freehold | Guide Price £1,000,000 - £1,250,000



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**\*\* Guide Price £1,000,000 - £1,250,000 \*\***

We are delighted to offer Keepers Cottage, a breathtaking country home that perfectly blends timeless character with modern luxury. Nestled along a picturesque rural lane in the northern reaches of Findon, this exceptional property sits within approximately one acre of private grounds, offering stunning views over rolling countryside, neighbouring farmland, and nearby woodland.

A rare opportunity, Keepers Cottage provides the ideal combination of peaceful semi-rural living with excellent connectivity to Worthing, Brighton, and London. The home has been thoughtfully extended and completely modernised, creating a seamless balance of period charm and contemporary elegance. Light-filled and immaculately presented, it offers versatile living spaces, luxurious bedrooms, and exceptional outdoor areas, perfect for family life, entertaining, and those who love the countryside.

## Key Features

- Idyllic semi-rural location with sweeping countryside views and neighbouring farmland
- Fully modernised country cottage with extended accommodation and character charm
- Spectacular open-plan kitchen, breakfast, and family room with central island and triple-aspect windows
- Elegant living room featuring a character fireplace and abundant natural light
- Formal dining room ideal for entertaining family and friends
- Master bedroom suite with triple-aspect windows, Juliet balcony, and stylish en-suite shower room
- Three further generously proportioned bedrooms with panoramic rural views
- Approximately one acre of private gardens with mature planting, lawns, and multiple seating areas
- Double garage and ample parking with versatile potential for storage, hobbies, or future conversion
- Council Tax Band F | EPC Rating C

Originally a traditional character cottage, Keepers Cottage has been doubled in size and carefully upgraded by the current owners, resulting in a home that exudes both warmth and sophistication. The heart of the property is the extended open-plan kitchen, breakfast, and family room, featuring a central island, range-style oven, and triple-aspect glazing that captures uninterrupted views of the gardens and surrounding countryside. Elegant reception rooms, including a double-aspect living room with a character fireplace and a formal dining room, complement the versatile layout.

Upstairs, the master suite boasts a triple-aspect design, a Juliet balcony overlooking the gardens and woodland, and a stylish en-suite shower room. Three additional bedrooms offer generous proportions and panoramic rural views, alongside a beautifully appointed family bathroom.

Set within approximately one acre of beautifully maintained grounds, the property provides total privacy, mature planting, expansive lawns, and multiple seating areas. A large hardstanding provides ample parking, while a double garage currently arranged as a workshop and gym offers versatile potential for storage, hobbies, or conversion subject to permissions. For keen gardeners, the grounds include two greenhouses, one newly installed, alongside a raised bed allotment, providing an ideal setting for growing flowers, fruit, and vegetables. With neighbouring bridleways, farmland, and nearby stables, the home is perfect for outdoor enthusiasts and those seeking a quintessential country lifestyle.



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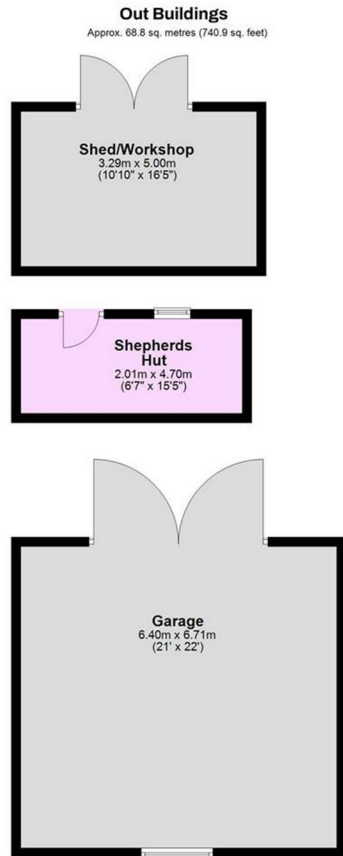


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# Floor Plan Northend, Findon



Total area: approx. 228.8 sq. metres (2463.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	98		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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