



Bell Cottage | 78, High Street | Billingshurst | West Sussex | RH14 9QS





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GUIDE PRICE : £700,000.

A beautiful Grade II Listed cottage with painted brick infilling and curved braces to the first floor beneath a steeply pitched tiled roof. The cottage is in the heart of the village in a secluded location that makes a wonderful period home with immense character and excellent access to the village High Street with all amenities. The entrance porch leads to a very good sized dining room and there is a separate sitting room with magnificent Inglenook fireplace. The kitchen is well fitted with cottage style units and there is also a utility room and further porch at the rear giving access to the garden. To the ground floor there is also a bathroom/wc. The first floor landing gives access to three bedrooms and a bathroom. The cottage was constructed in the 17th century and has many exposed timbers, period doors and quality replaced windows with hardwood frames and leaded lights that maintain the origins of this charming cottage. The ceilings heights are generous for a cottage of this age. The wonderful gardens wrap around the home with an array of planting including deep flower beds and borders, and there are several areas of lawn. Patios are found in strategic places to allow for sun and shade and are wonderful places to sit and admire the cottage and its gardens. There is a summerhouse and potting shed. Garage and parking are another feature of the cottage as its approach is by a private drive that leads to double opening gates, into the drive and garage, with a turning point for ease.

Entrance

Oak door leading to:

Entrance Porch

Leaded light windows to either side and period/oak door with cast iron door furniture leading to:

Dining Room

A generous ceiling height with a wealth of exposed beams, fireplace with exposed brick, oak flooring, cupboard with shelving above, leaded light windows with secondary double glazing, radiator.

Sitting Room

Impressive Inglenook fireplace with inset wood burner, oak flooring, leaded light window with secondary double glazing, two radiators, door leading to staircase for first floor.

Kitchen

The kitchen has an outlook to the rear and is fitted with cottage style units comprising: worksurface with inset single drainer ceramic sink with mixer tap having base cupboards and drawers under, integrated dishwasher, space for cooker, further worksurface with base cupboards under, also incorporating fridge, eye-level cupboards, tiled floor, broom cupboard, space for breakfast table, two windows with secondary double glazing.

Utility Room

Worksurface with integrated freezer under and space and plumbing for washing machine, gas fired boiler, shelved larder with storage above.

Rear Porch

Leaded light window and stable door to garden.

Bathroom

White suite comprising: panelled bath with mixer tap and hand held shower attachment and fitted shower screen, wash hand basin,

w.c., exposed timbers, radiator, two sky light windows.

Landing

Exposed timbers, radiator, wooden floor.

Bedroom One

A wealth of exposed timbers with partly vaulted ceiling, double aspect with secondary double glazing, one window having a square bay with window seat, deep recessed cupboard, radiator, further fitted double wardrobe.

Bathroom

White suite comprising: panelled bath with twin hand grips, electric mixer shower, fitted shower screen, vanity unit with inset wash hand basin with storage under, shaver point, w.c., part tiled walls and part panelling, access to roof space, secondary double glazed window with fitted plantation shutter, airing cupboard housing hot water tank.

Bedroom Two

Double aspect with leaded light windows and secondary double glazing, exposed timbers, recessed wardrobe, cupboard, radiator.

Bedroom Three

Radiator, secondary double glazed leaded light window, small wardrobe.

Outside

Grounds, Garden and Garage

The property is set amongst its own grounds with beautiful cottage planting and areas of lawn, period terraces, summerhouse, potting shed and raised rockery with water feature.

Drive and Garage

The property is accessed via a long drive that leads to double opening gates turning into a shingled parking and turning area. This in turn leads to the:

Detached Garage

Modern construction and fronted by old stock mellow bricks to be sympathetic to the cottage. The garage has an up and over door, power and light and a pitched and tiled roof.

Potting Shed

Attached to the side of the garage is a potting shed with mellow old stock bricks, pitched roof and leaded light window.

Front Garden

As you approach the front boundary you are greeted by a period wrought iron gate that leads to a path that passes substantial and extremely well stocked flower beds with an area of lawn to the left hand side. Towards the cottage is a large, raised terrace with a dry-stone walling surround and an array of further flowers and shrubs. There is side access along both sides of the cottage that leads to:

Rear Garden

The wonderful rear garden consists of a crazy paved patio adjacent to the cottage, steps lead to a summerhouse with a good sized area of lawn to the side. The lawn has shaped edges, well stocked flower beds and a raised rockery with water feature. To one corner of the lawn is a brick paved small terrace that looks back towards the summerhouse. Part of the lawn is beautifully edged by espalier fruit trees and there is a vegetable garden.

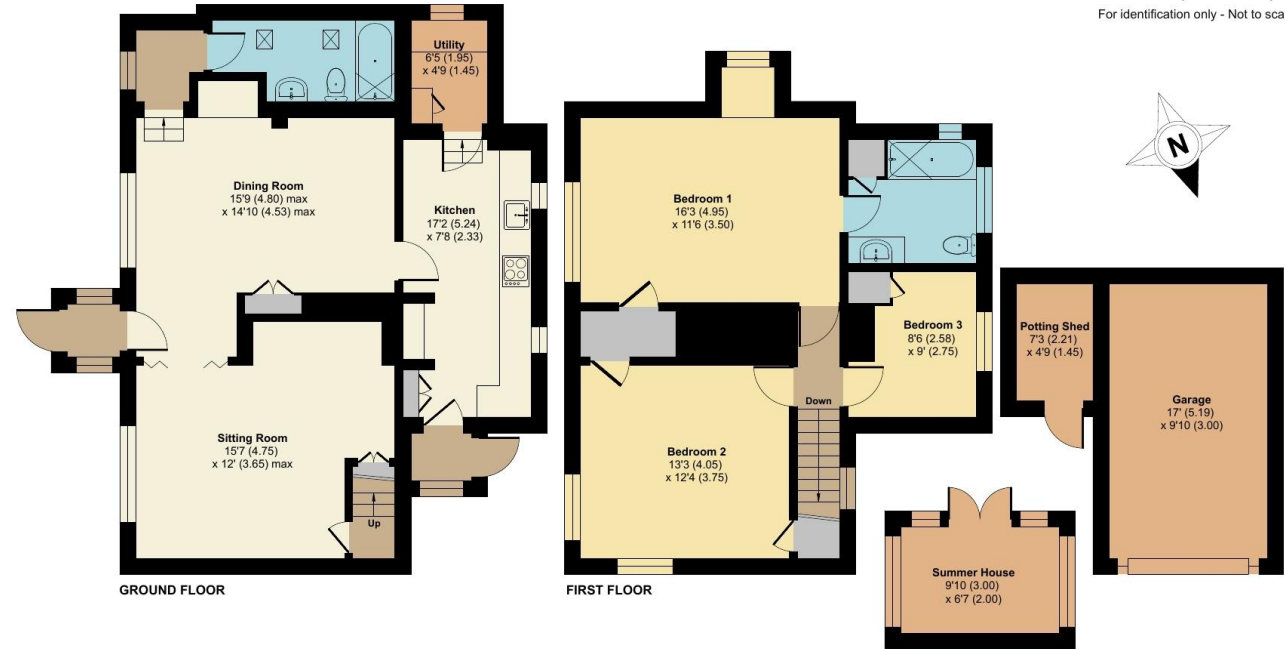
COUNCIL TAX= Band D.





High Street, Billingshurst, RH14

Approximate Area = 1349 sq ft / 125.3 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuilding = 99 sq ft / 9.1 sq m
 Total = 1616 sq ft / 150 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Fowlers Estate Agents. REF: 1440350



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Managing Director:
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