Clappers Cottage, 5 Clappers Lane,
Fulking, West Sussex, BN5 9ND
Price £750,000 Freehold

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A particularly pretty semi-detached family home, located at the end of the run, with private front, side & rear gardens. The property boasts approximately 3.7 acres of additional Land accessible from the rear garden or by Five-Bar gate with additional parking.

Fulking

The property is situated in a beautiful rural setting in the hamlet of Fulking with its renowned public house, The Shepherd & Dog. Henfield village which is about 4 miles drive has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 6 miles distant.

Description

Rarely do properties offer two such distinct and significant parts. Located in the popular, quaint Village of Fulking, within the rolling hills of the South Downs National Park.

Firstly, a charming Semi-Detached family home, neatly tucked behind privacy hedging. In a country cottage style with private front, side and rear gardens. From top to bottom, the property boasts three good-sized double bedrooms, a white modern tiled family bathroom suite, complementing the white matching sanitary ware. Plentiful loft space, which houses the inverter for the solar panels.
Downstairs, a recently renovated kitchen has a vibrant blue splashback separating high & low storage on either side, whilst the cosy lounge to the front features a tranquil view over the front garden and is a joy when everything is in bloom. The large glazed conservatory to the rear seamlessly connects the inside to outside and could be used as a dedicated dining space or further reception.

The second part of this unique property is the land at the rear, measuring approximately 3.7 acres, is accessed either from the rear of the property or by a five-bar gate further down Clappers Lane and is currently home to a friendly herd of Alpacas! There are multiple timber outbuildings including a bar that has been made, allowing you to enjoy the peaceful surroundings!

In our opinion, an early viewing is essential should you be looking to combine both a family home and the equestrian aspects of a property.

Property Information

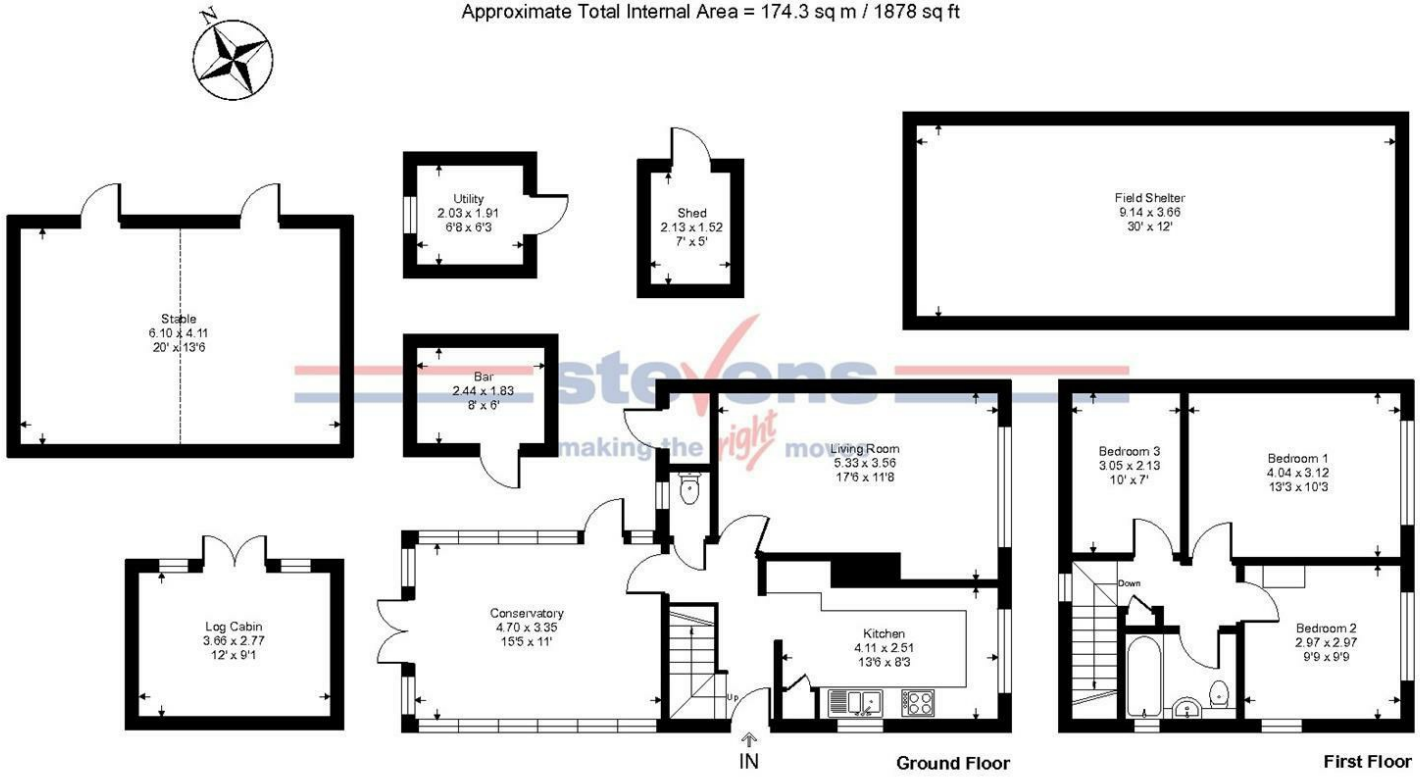
Council Tax Band D: £2,491.60 2026/2027
Utilities: Mains Electric, Mains Water & Sewerage
Parking: On street & Private parking by the field entrance
Broadband: Standard 14 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (OFCOM checker)
Mobile: Variable/Good coverage (OFCOM checker)

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

Clappers Lane, BN5

Approximate Gross Internal Area = 94.2 sq m / 1015 sq ft
Approximate Outbuildings Internal Area = 80.1 sq m / 863 sq ft
Approximate Total Internal Area = 174.3 sq m / 1878 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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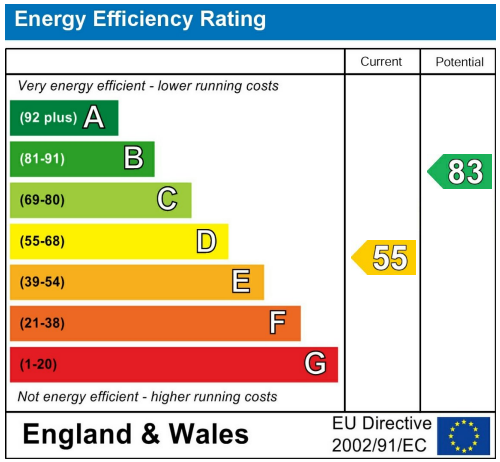

Viewings by appointment only
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