



**Malt Barn Cottage Weavers Hill, Angmering, West Sussex**

**£1,300,000**

Grade II Listed Character Home | Freehold | £1,300,000

Set within a tranquil conservation area on the edge of Angmering Village, the property seamlessly marries historic charm with intelligent contemporary living, while showcasing character at every turn. Dating back to the late 17th century, this distinguished Grade II listed residence boasts a rich architectural heritage, having been converted from a barn to a private home in the early 1920s, with an annexe addition following in 1984. The current owners refurbished the property between 2018 and 2019, and it is now presented to a beautiful standard throughout.

The principal house offers an elegant and thoughtfully arranged layout, centred around a welcoming double-aspect living room that floods with natural light and provides the perfect space to unwind or entertain. Further reception space includes a cosy snug and a separate dining room enhanced by striking roof lanterns. The tastefully refitted Magnet kitchen blends modern convenience with a clean finish, complete with a range-style cooker, creating an inviting and highly functional heart of the home.

Across the property, all four bath and shower rooms have been fully refitted to a sleek, modern standard. The ground floor shower room in the main house also incorporates a discreet plumbed utility space, adding valuable practicality without compromising on style. Four generous double bedrooms are arranged across the upper floor, anchored by an impressive principal suite with a dressing room, generous airing cupboard and Jack and Jill bathroom.



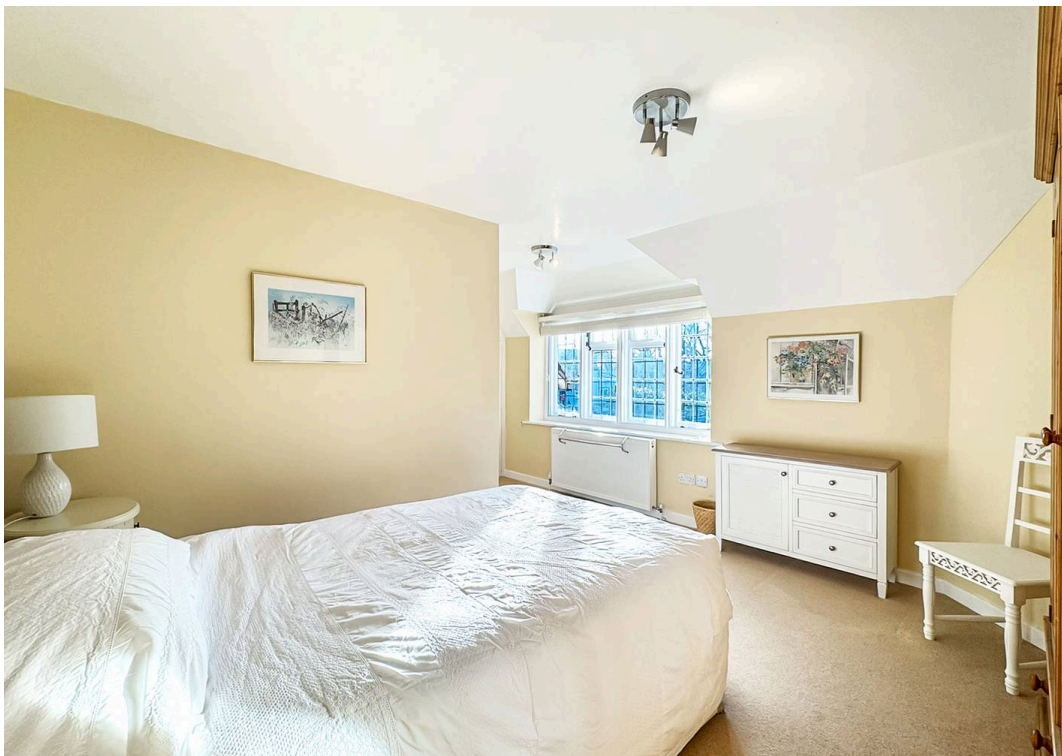


Externally, the property makes an immediate statement with its attractive flint-fronted façade. It is approached via a gated driveway providing secure off-road parking and leading to a double garage. The surrounding gardens, also upgraded as part of the recent refurbishment, offer a secluded and notably generous outdoor space, providing privacy, maturity and a beautifully landscaped setting ideal for both entertaining and everyday enjoyment.

The annexe introduces an exceptional lifestyle and income opportunity. The ground floor currently operates as a fully self-contained flat, perfectly suited to independent living, guest accommodation or high-quality Airbnb use, benefiting from strong demand in this highly desirable village location.

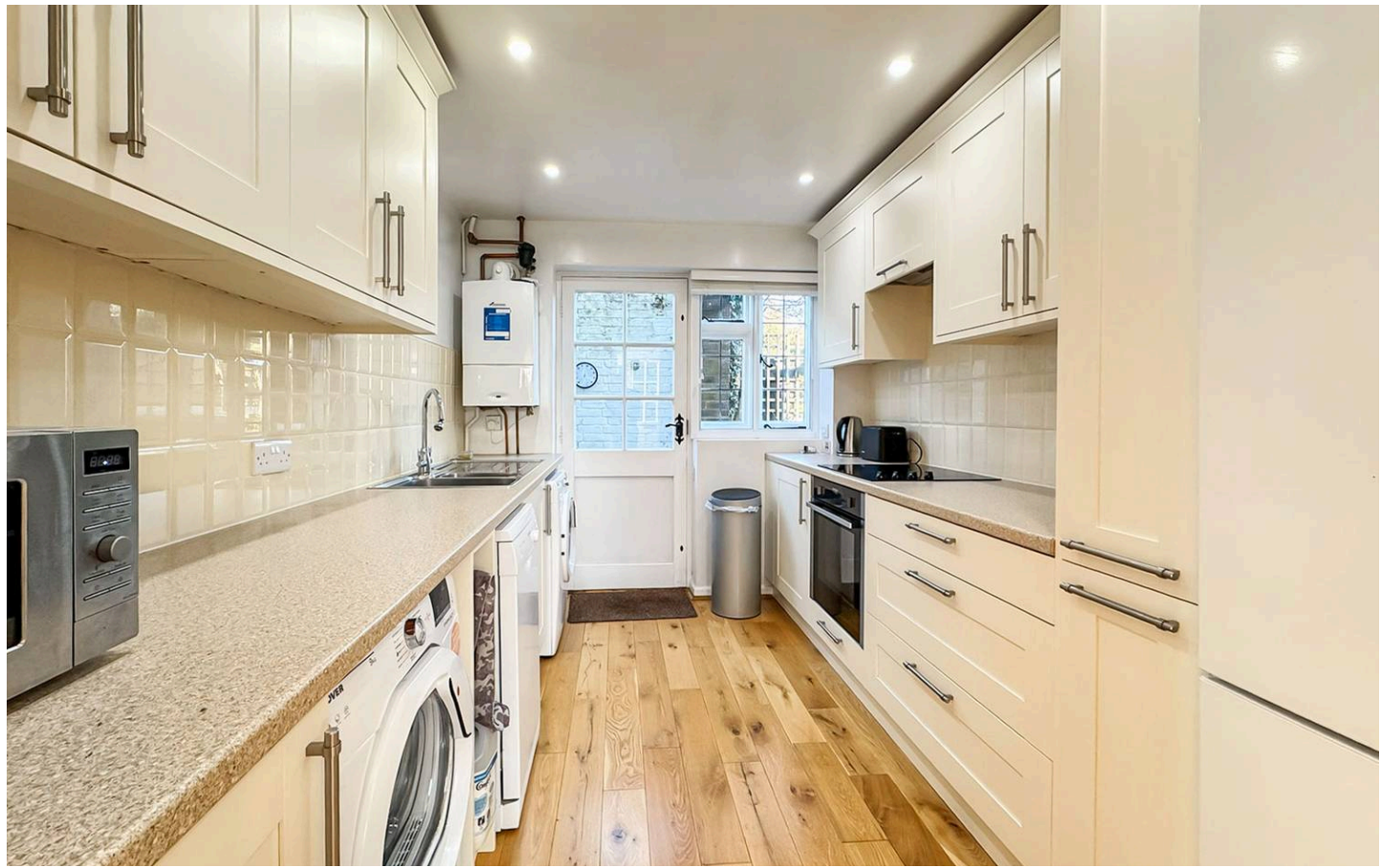
A short stroll takes you to Angmering's historic square, with roots dating back to the Bronze Age, surrounded by period homes and a welcoming village atmosphere alongside independent shops and eateries such as The Lamb at Angmering, The Spotted Cow, Bentley's Café, and Juna Home & Garden. Nearby Rustington provides larger retail options including Next, Dunelm, Waitrose, Aldi, Asda and Sainsbury's. Leisure facilities such as golf, sailing and Lanes Health Club are close by, while south of the A27 the village offers easy access to Worthing, Arundel, Bognor and Chichester. The mainline station provides direct connections to Brighton, Gatwick and London Victoria.

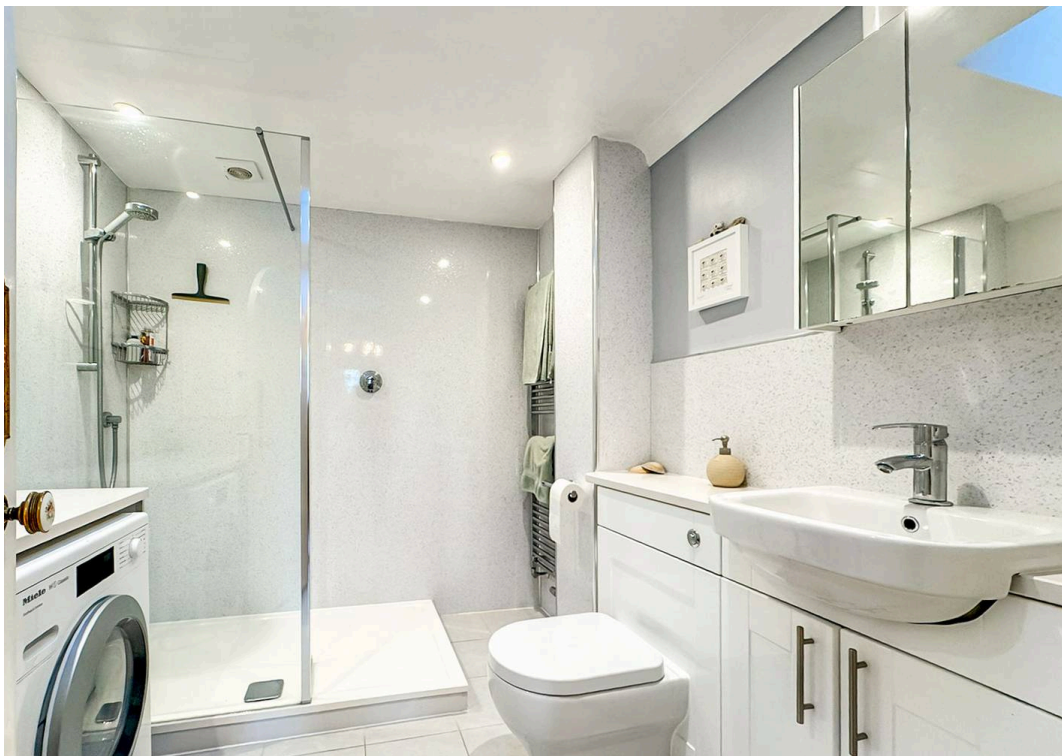
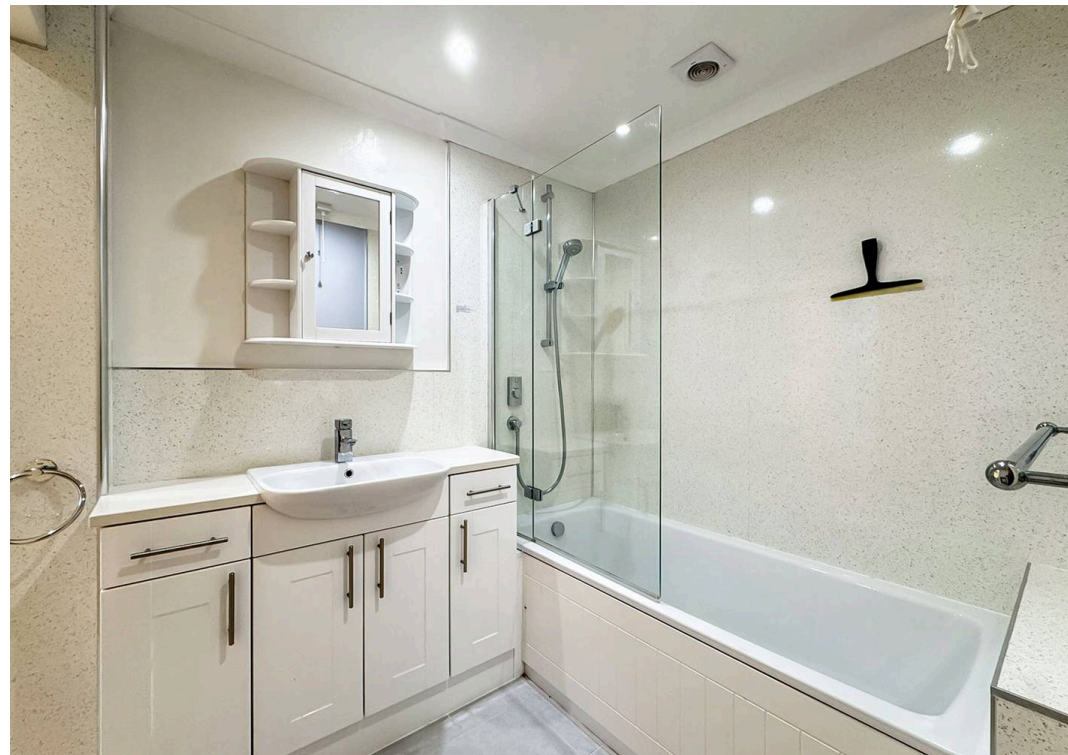




- Late 17th-century Grade II listed residence, converted to a private home in 1920 and comprehensively refurbished in 2018–2019
- Self-contained annexe (est. 1984) across two floors
- Set within a peaceful conservation area on the edge of the highly regarded Angmering Village
- Striking flint-fronted exterior with exceptional kerb appeal
- Gated driveway providing secure parking and access to a double garage
- Double-aspect, welcoming living room plus snug and dining room with roof lanterns
- Tastefully refitted 'Magnet' kitchen with modern finish and range-style cooker
- All four bathrooms/shower rooms fully refitted to a sleek contemporary standard
- Ground floor shower room with plumbed utility space
- Four generous double bedrooms, including a principal suite with dressing room and Jack & Jill bathroom
- Secluded, generously sized landscaped gardens offering privacy and versatility
- Scope to extend annexe into a two-bedroom unit while retaining independence
- Superb village location with excellent transport links to London, Gatwick and the Sussex coast

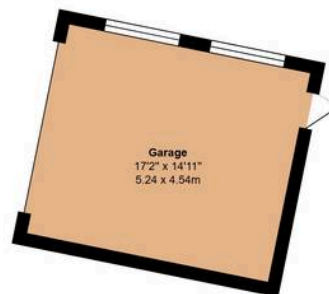
Council Tax: G | Tenure: Freehold











Total Area: 3440 ft<sup>2</sup> ... 319.6 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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