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Occupying a prime position in the heart of South Harting, with the village store and La Follia restaurant/coffee shop on it's doorstep, this charming period cottage has been the subject of an extensive and sympathetic programme of renovation, resulting in a home that balances centuries of character with the comfort and convenience of modern living.

From the moment you step inside, the quality of the restoration is evident. Substantial, hand-hewn oak timbers, some retaining their original carpenter's marks, are celebrated throughout, framing the accommodation and lending the interiors a warmth and depth that only a genuine period home can offer. A part-glazed internal screen, set within the timber frame and finished with slender steel-style glazing, allows light to pass between the hall and principal reception room while preserving the cottage's historic structure.



The entrance hall, with its panelled cloakroom area and oak-topped coat rail, opens through a part-glazed oak door into the kitchen. Fitted with hand-painted shaker cabinetry in a deep navy, it is complemented by quartz worktops, a classic Belfast sink with brass mixer tap, an integrated oven

and induction hob, and open shelving. Dual-aspect casement windows overlook the village and provide a lovely, bright working space.

The sitting/dining room is the heart of the home. Measuring almost 22 feet in length, it enjoys a wealth of exposed beams and timber studwork, a feature brick panel, a bay window to the front and French doors opening to the rear garden, making it ideal for both relaxed everyday living and entertaining. A characterful staircase with a useful understairs cupboard rises to the first floor.

Upstairs, there are two well-proportioned bedrooms, the principal enjoying a pleasant outlook to the front. The shower room has been finished to a high standard, with a walk-in shower enclosure, wall-hung WC, patterned floor tiling and a chrome heated towel rail. A landing with built-in storage completes the accommodation.



The Square, South Harting

Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



 = Reduced headroom below 1.5m / 5'0"

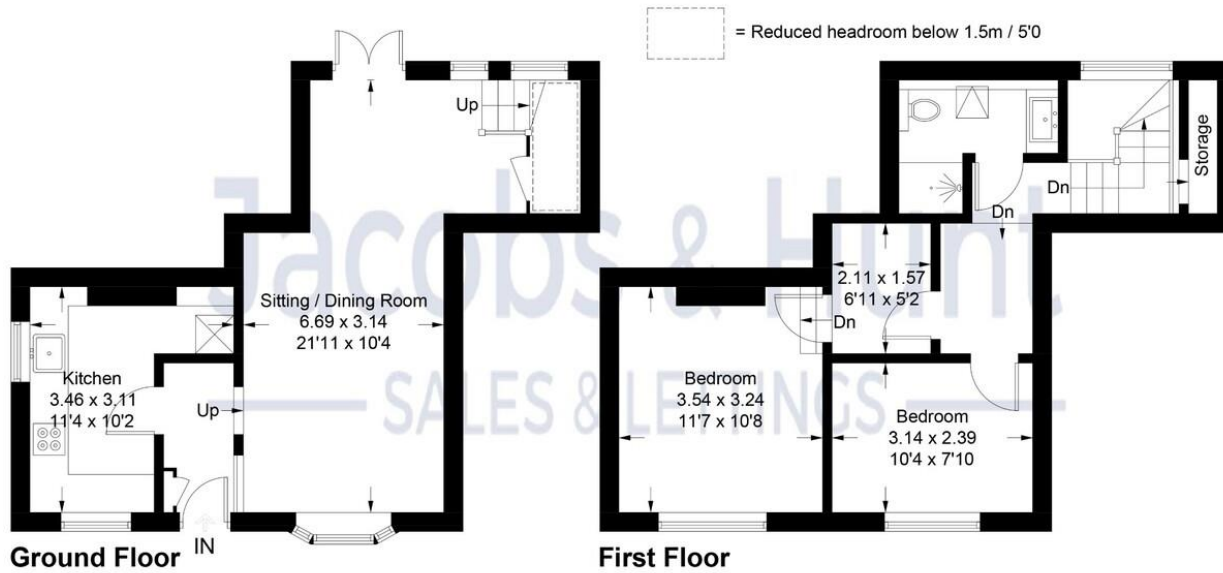


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