



Frith Cottage, Stall House Lane, Pulborough, West Sussex RH20 2HR





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Guide Price £1,695,000 Freehold



- NUMEROUS OUTBUILDINGS AND WORKSHOPS
- SEMI-RURAL LOCATION
- HALF ACRE PLOT, MORE LAND AVAILABLE BY SEPERATE TREATY
- MAINLINE STATION AT NEARBY PULBOROUGH OR BILLINGSHURST
- FURTHER ANNEX OPTION WITHIN MAIN RESIDENCE
- VERSATILE ACCOMMODATION
- DOUBLE DETACHED CARPORT WITH ACCOMMODATION ABOVE
- 4471 TOTAL SQUARE FEET

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

## Accommodation

Entrance porch \* Dining hall \* Sitting room \* Kitchen/dining room \* Utility room \* Ground floor WC \* Five first floor bedrooms, two with en-suite facilities \* Family bathroom \* Attached one bedroom ground floor annex with own sitting room, double bedroom, en-suite bathroom and kitchen \* Detached double carport with annex above \* Two large workshops \* Separate carport \* Off road parking \* Landscaped gardens \* Semi-rural location \* EPC rating C \*

## Directions

Travelling north on the A29 London Road from Pulborough, on approaching North Heath take the right-hand turning into Gay Street Lane and continue along for approximately quarter of a mile. After passing under the railway bridge, take the next left-hand turning into Stall House Lane. Continue along the lane and you will see a private drive on the right hand side that leads to four surrounding properties and Frith Cottage will be found towards the end on the left hand side.

What3words:///enclosing.adjust.stormed

## The Property

The property is entered via a solid oak front door leading into a tiled entrance porch with floor to ceiling glass panels either side leading through to the dining hall with underfloor heating, downlighting, window to front and solid wood flooring. From here, there are double doors leading through to the spacious double aspect sitting room with feature stone fireplace housing a multi-fuel stove, window to front and double doors leading out onto the rear garden. To the rear of the dining hall a door leads through to the modern fitted kitchen with matching wall and base mounted units, granite worktops and built in appliances. The kitchen enjoys a triple aspect view of the garden and along with the ceiling lantern, there is plenty of available light. Double doors lead out onto the rear patio and seating area. To the side of the kitchen, there is a separate utility room, airing cupboard and ground floor cloakroom. From here, a passage way leads through to an area that can be used as part of the main property or as a separate living accommodation. This area has a fully fitted kitchen, sitting room, double bedroom and en-suite bathroom. To the first floor there are five good sized bedrooms with en-suite facilities to bedrooms one and two, built in storage and wardrobes to bedrooms one, two, three and four, with bedroom five currently used as a study/home office. The principal bedroom also benefits from a private balcony with views over rear garden and adjoining fields. A well appointed family bathroom with tiled walls and floors, stand alone roll top bath, separate shower cubicle, low level WC, wash hand basin with vanity unit under and heated towel rail completes the first floor accommodation.

## Outside

Set in a quiet semi-rural location, the property sits within a plot measuring just over half an acre with gates leading onto a generous gravelled drive and parking area with large lawn immediately to the left and a detached double carport with studio flat above and ground floor kitchen below, ideal for ancillary accommodation. To the side of the main house there is a further carport leading through to the well insulated large rear detached workshop, which could be used for a myriad of purposes, currently set up as a home gymnasium and workshop. There is a further insulated detached purpose built workshop with light and power to the far side of the gardens. The garaging and workshop would be ideal for car enthusiasts. The rear garden has been carefully thought out with large paved seating area designed to take in the views of adjoining open fields. There is a large raised nature pond packed with plants to support wildlife, insects and abundant wild bird population. To the left of the paved seating area there is an outdoor kitchen and BBQ area, ideal for al fresco dining. There is also further lawned area to the right and large fruit cage along with various other outbuildings including wood stores, garden storage sheds and greenhouse.



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View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

## Sporting and Recreation

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

## Services

Mains electric, private drainage, Oil fired heating. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

## Council Tax

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

AGENT'S NOTE There is potential to purchase an additional 1.5 acres of land to the rear of the property by separate negotiation.

## In The Know

Not all of our properties are available online. For further information on our 'in the Know' selection, please give us a call on 01903 742354.

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

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# Stall House Lane, North Heath, Pulborough, RH20

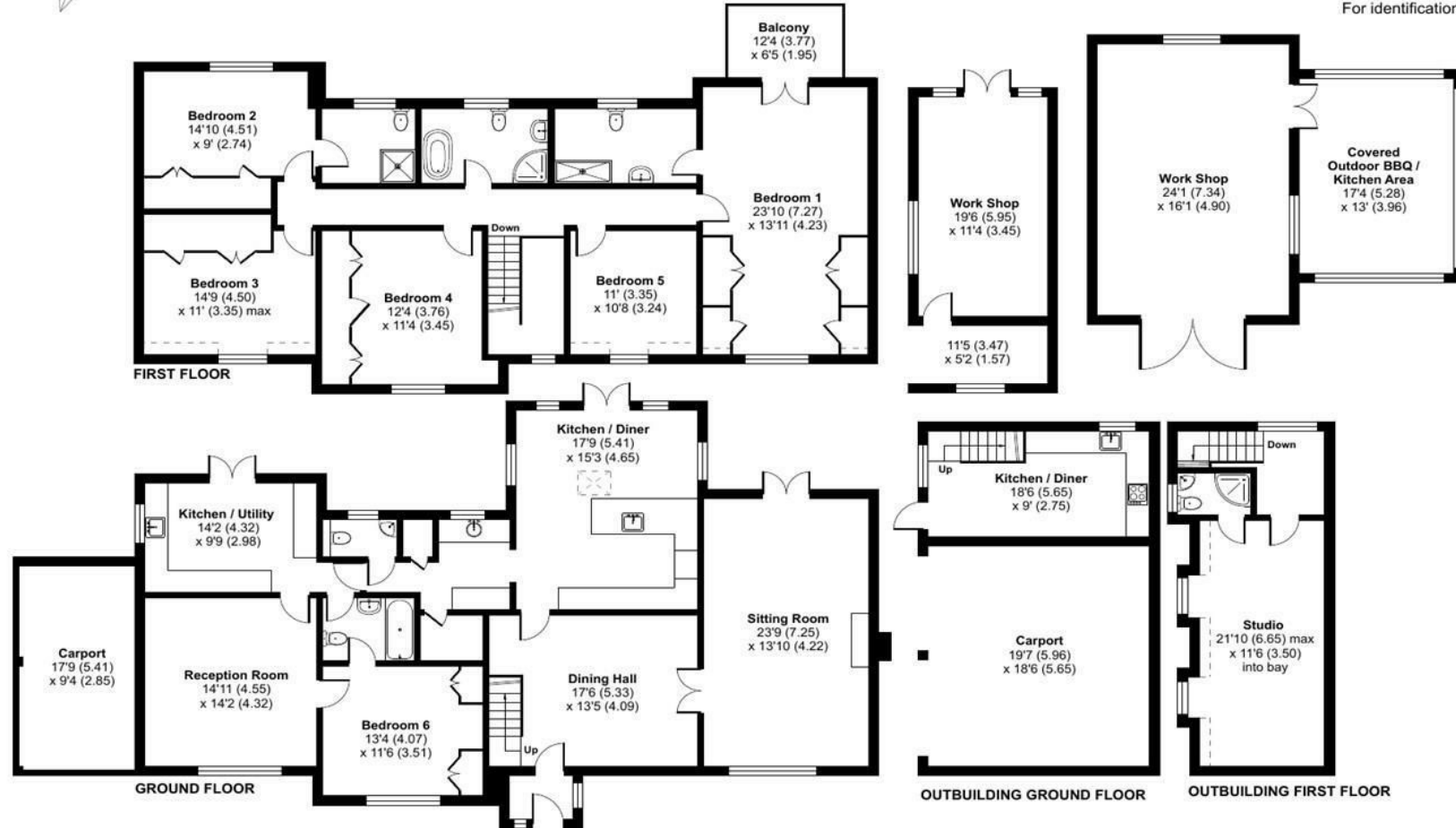
Approximate Area = 3034 sq ft / 281.8 sq m (excludes carport)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 1400 sq ft / 130 sq m

Total = 4471 sq ft / 415.2 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). © n̄che.com 2025. Produced for GL&CO Estate Agents. REF: 1331269

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