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Nestled within the heart of South Harting, seconds away from the village store and La Follia restaurant/coffee shop, this delightful cottage has been extensively renovated to create a home of real character, combining period features with a thoughtful, contemporary finish.

Built of local stone with attractive red brick detailing, the cottage is framed by a mature wisteria and a well-tended front garden, with a pale sage front door beneath a covered porch setting the tone for what lies within.



The principal reception room is a wonderful space, full of historic character. A magnificent inglenook fireplace with a polished copper hood, stone surround and substantial timber bressummer forms the focal point, complemented by exposed ceiling beams, built-in shelving and useful understairs storage. It is a room that will be as inviting on a winter evening beside an open fire as it is in the summer months.

The newly fitted kitchen has been designed with style in mind. Shaker-style cabinetry in a soft green is paired with stone-effect worktops, a Belfast sink with antique brass tap, and patterned floor tiles, all beneath exposed beams. A

glazed door opens directly onto the courtyard garden, ideal for al fresco dining and for cooks who like to step outside for herbs. A stylish cloakroom with a wall-hung vanity unit and brass fittings completes the ground floor.

Upstairs, the generous principal bedroom enjoys a pleasing sense of space, while the second bedroom is well suited to guests, a child or a home office. The shower room is fitted with a corner shower cubicle, heated towel rail and Velux window.

The cottage benefits from electric heating throughout.

To the front, the cottage is approached via a paved path through a low-maintenance gravelled garden, with raised sleeper-edged beds planted with lavender-hued salvias and established climbers. To the rear, a private, enclosed courtyard garden is laid with natural stone paving and surrounded by mature stone walls, raised planted beds and a specimen tree, creating a sheltered and secluded outdoor retreat.

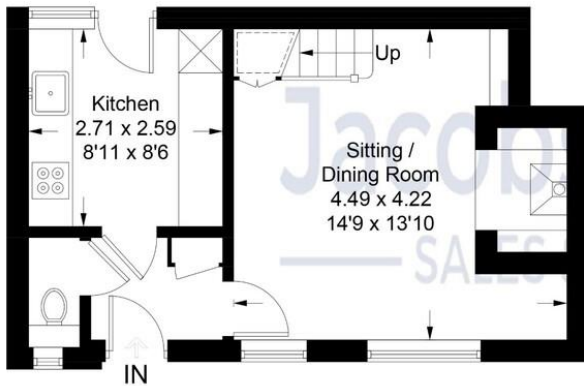


North Lane, South Harting

Approximate Gross Internal Area = 59.8 sq m / 644 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1334211)



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