



Coldwaltham, West Sussex RH20





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Guide Price £1,150,000 Freehold

ID: 75569

Storrington 5.5 miles, Worthing 16.9 miles, Horsham 15.6 miles,
Pulborough 2.3 miles, Chichester 15 miles, Gatwick Airport 31.8 miles

 3  4  2  N/A

- Character property
- Generous garden
- Detached double car barn
- Further detached double garage
- Riverside walks and nature reserve nearby
- Mainline station at Pulborough.
- Popular village pub nearby

Directions

The property is best approached via the wonderful neighbouring countryside by taking the A283 to Storrington from Pulborough, turning right onto Greatham Lane (signposted Greatham & Rackham. From here head in a westerly direction towards Greatham and then Coldwaltham.

After crossing the river Arun, continue and cross over the second bridge and the property will be found shortly thereafter on the left hand side.

What3words///miracle.submerged.kilt



The Property

Honeysuckle Cottage is a delightful Grade II listed four-bedroom detached cottage full of charm and character believed to date back to circa 1550. Inside, the property retains many period features along with high quality fixtures and fittings, set within a generous part walled grounds.

Downstairs consists of a recently fitted kitchen, with a new fully controllable electric city Aga, solid wood worktops, butler sink and double doors leading out into the garden. From the kitchen a door leads down to the fabulous dining room with its vaulted ceiling and exposed stone elevations and door through to the south facing terrace. The sitting room and adjacent study/snug both benefit from lovely inglenook fireplaces and original brick flooring. The ground floor accommodation is completed by a family bathroom with roll-top bath and shower attachment, and a separate W.C. and there is also a useful utility room. This space towards the far end of the ground floor could also be used as an additional ground floor bedroom.

To the first floor, there are four bedrooms; three doubles and a single bedroom, all enjoying plenty of natural light and recently fitted wool carpets. There are storage cupboards in two of the four bedrooms and a first floor family shower room along with power shower, WC, wash hand basin and heated towel rail, completes the first floor accommodation.

Outside

Set in a quiet lane with nature reserves and river walks nearby, Honeysuckle Cottage sits nicely within its grounds approaching half an acre. The property is approached via electric gates opening out onto a large graveled off road parking area leading to detached timber framed car port with room above.

From here a gate leads through to an incredible and enchanting cottage style garden with an abundance of mature beds and trees, an area of fruit trees and a beautiful wisteria facade. The generous gardens have a variety of lawned and shaded seating areas, all designed to enjoy the sun at various times of the day, along with partially walled grounds - a true gardener's delight. There is also a greenhouse and beautiful period stone built double garage/workshop, with further scope to enhance STNPP.



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Situation

Coldwaltham is a hamlet just over two miles southwest of Pulborough beside the A29 on the edge of the South Downs National Park. Coldwaltham boasts a village hall, a pub, a church and St. James C.E. Primary School for ages 5-11. The larger village of Pulborough is 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, Tesco and Sainsbury stores. Pulborough has a primary school (St Mary's) with the The Weald secondary school to the north at Billingshurst. There are also 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.

Sports and recreation

The area around Coldwaltham provides a wide range of sporting and recreational facilities, including the prestigious West Sussex Golf Club in Pulborough. There is gliding at Parham and a renowned Elizabethan House and Gardens, which are open to the public. There are theatres at Horsham, Chichester and Worthing, and sailing centres at Bosham and Chichester. There are also opportunities for boating and canoeing on the nearby River Arun. Coldwaltham has an excellent pub "The Labouring Man", with many other pubs in the local area, many of them steeped in history. The local countryside has many bridle and footpaths including the South Downs Way. Of special note is the RSPB Nature Reserve at Wiggonholt Brooks together with Waltham Wildbrooks, which is only a short distance from the property..

Services

Mains drainage, oil fired heating (new boiler installed two years ago) and mains electricity.

According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Council Tax

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

Viewing

Viewing strictly by appointment through GL & Co. Telephone 01798 874033 or email: enquiries@glproperty.co.uk



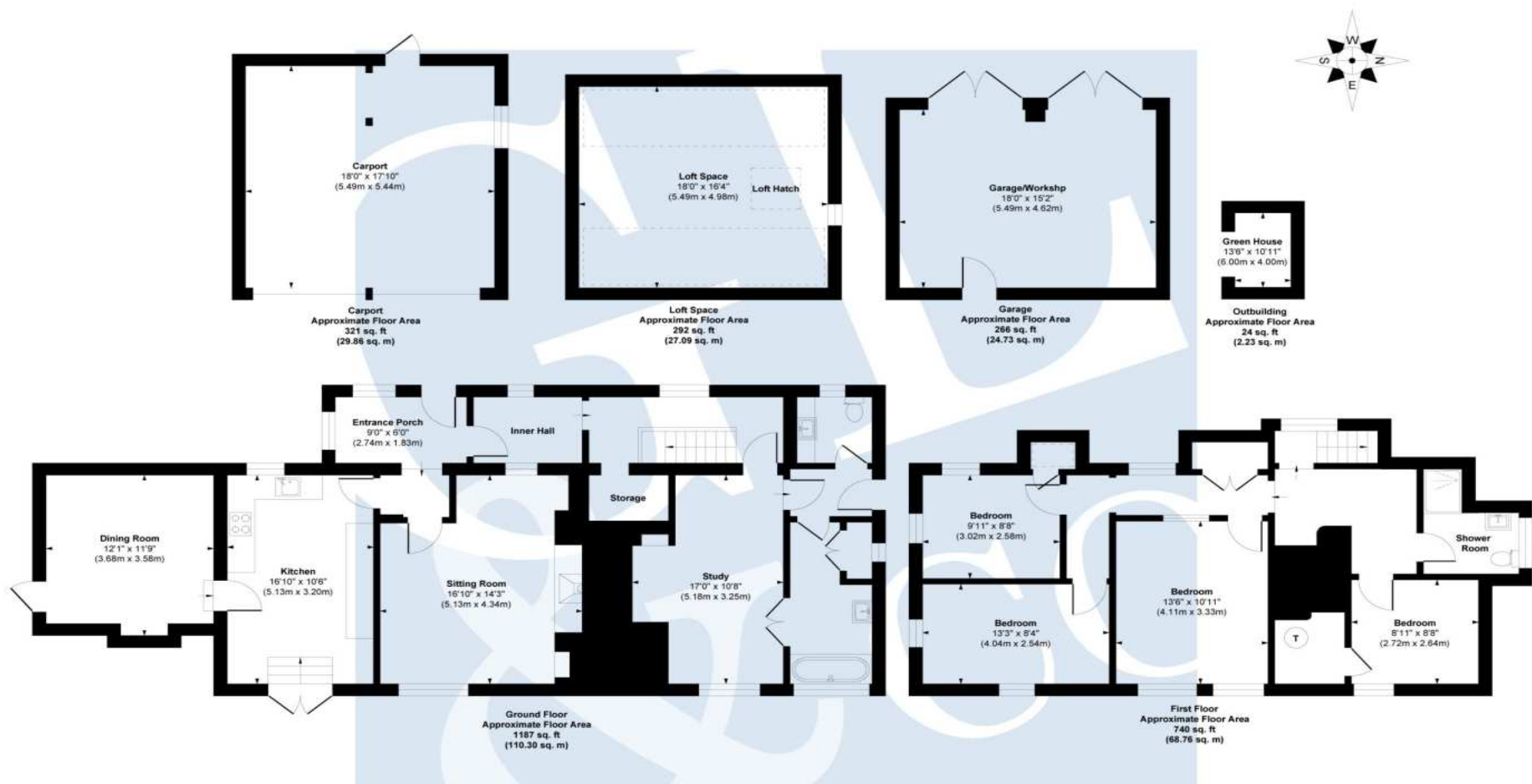




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Approx. Gross Internal Floor Area 2831 sq. ft / 262.99 sq. m

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