



LITTLE FARM
BOLNEY, WEST SUSSEX



DETACHED 1950S HOME WITH SCOPE FOR IMPROVEMENT SITUATED IN A DELIGHTFUL SEMI- RURAL LOCATION

LITTLE FARM, COOMBE HOUSE, COWFOLD ROAD,
BOLNEY, WEST SUSSEX, RH17 5SG

Entrance hall ♦ sitting room ♦ dining room ♦ study ♦ kitchen/breakfast room ♦ utility room ♦ cloakroom ♦ master bedroom with dressing room ♦ 4 further bedrooms ♦ bathroom ♦ wet room ♦ sauna (defunct) ♦ detached barn with workshop, parking & office over ♦ detached triple-bay garage ♦ gardens & grounds ♦ about 0.9 of an acre ♦ EPC rating D

Description

Believed to date from the early 1950s, Little Farm is a detached family home, ideally situated in a semi-rural location down a long private driveway shared with just three other properties. The current owner has lived at the property for over 45 years and it is clearly a much loved home, now offering an excellent opportunity for updating and for the next owners to put their stamp on it.

The house has a generous footprint of light and spacious accommodation arranged over two floors, extending to nearly 3,000 square feet. The ground floor rooms lie off a spacious entrance hall with a cloakroom and deep coats cupboard; overlooking the rear garden is a dining room and a study with a door opening to the terrace. The light and bright sitting room is of particular note, having two sets of glazed sliding doors opening to the south-facing terrace and garden, and featuring an exposed stone wall set with a woodburner.

The kitchen is fitted with a range of hand-built pine units with a brick island, granite worktops and tiled splashbacks; appliances include a Rosieres range oven, integrated Bosch dishwasher and space for a larder-style fridge/freezer. The kitchen is partially divided from the breakfast room by a brick chimney column and charming Art Nouveau-style multi-fuel stove; there is ample space for a table and seating area. Lying off the kitchen is a utility room, also fitted with pine units and with space for laundry appliances.

The bedrooms on the first floor are all positioned on the southern and western side of the house, making the most of the lovely views over the garden and countryside beyond. The master bedroom is dual aspect, and has a range of fitted cupboards, one concealing a dressing room with basin and good potential for conversion into an en suite bathroom. There are four further bedrooms, all of which have fitted storage, a fully-tiled wet room and a family bathroom.



Outside

Little Farm is approached via a private driveway, which winds through an area of light woodland up to a parking area directly ahead of the house. The detached barn-style garage lies across from the house, with three pairs of double doors and a substantial vaulted roof space offering potential for conversion, subject to the necessary consents.

The rear garden is south facing and is bound by neat hedging. A large paved terrace extends around the house offering an ideal space for dining al fresco and enjoying the outlook over the garden; from the terrace steps rise to an expanse of lawn. A footpath leads down the eastern boundary to a hedge-enclosed orchard and kitchen garden, planted with a number of apple trees and two cherries. From here there is gated access to a further detached period barn, the ground floor of which is used as a workshop and machinery store; an external flight of stairs rises to a large first floor office space.

In all, about 0.9 of an acre.

Agent's Notes

A footpath crosses the north-western most corner of the property, then runs adjacent to the western edge, outside the boundary.

The private driveway is owned by Coombe House, over which Little Farm has a right of way.

Situation

Little Farm is situated in an enviable rural location, on the outskirts of the village of Bolney. Bolney has a primary school, post office, service station and public houses. Comprehensive shopping is available at Haywards Heath (7 miles), Horsham (9 miles) and Brighton (15 miles).

Mainline Rail Service: Haywards Heath (London Bridge/Victoria from 42 minutes).

Schools: There are many highly regarded schools in the area, both state and private.

Communications: The A23 at Bolney connects with the M23, providing access to Gatwick Airport (about 20 miles), the M25 and the national motorway network.

Directions: From Haywards Heath take the A272 west through Bolney, passing the service station and Bolney Chapel Lane on the left. After a short distance, turn left into the driveway signposted Coombe House. Bear right at the fork and the driveway leading to Little Farm is the next right.

Services: Oil fired central heating. Bottled gas for the hob. Mains electricity and water. Shared private drainage.

Outgoings: Mid Sussex District Council, 01444 458166. Tax band G.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



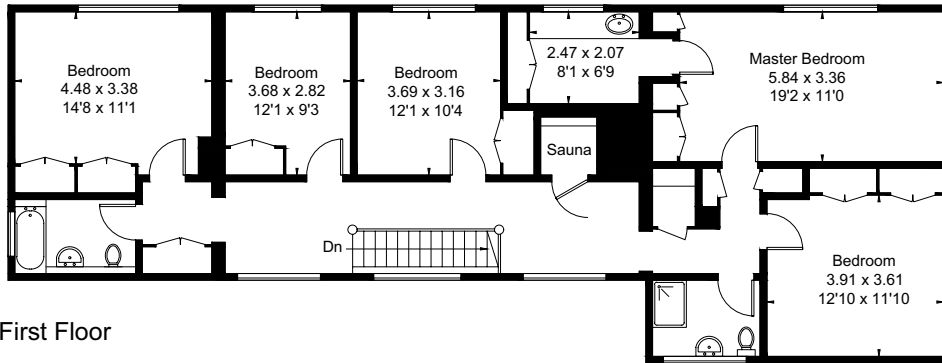
FLOORPLANS

Approximate Floor Area = 274.5 sq m / 2955 sq ft

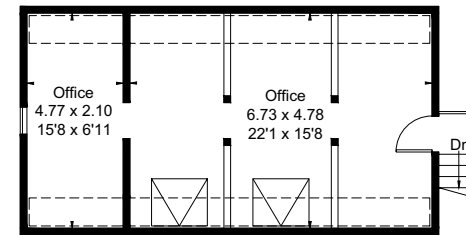
Garage = 58.9 sq m / 634 sq ft

Outbuilding = 83.8 sq m / 902 sq ft

Total = 417.2 sq m / 4491 sq ft

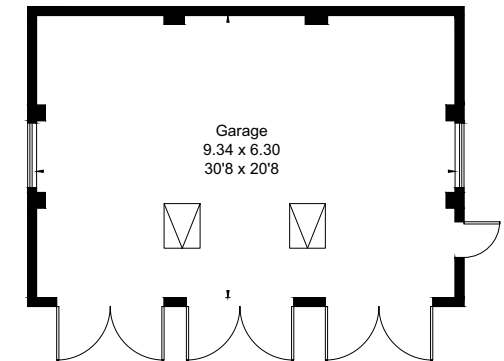


First Floor

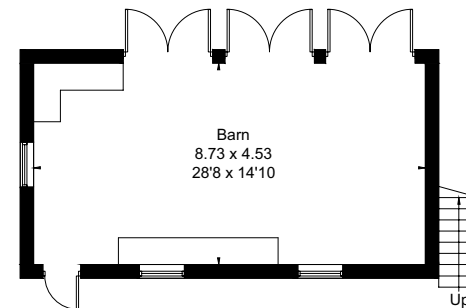


Outbuilding - First Floor

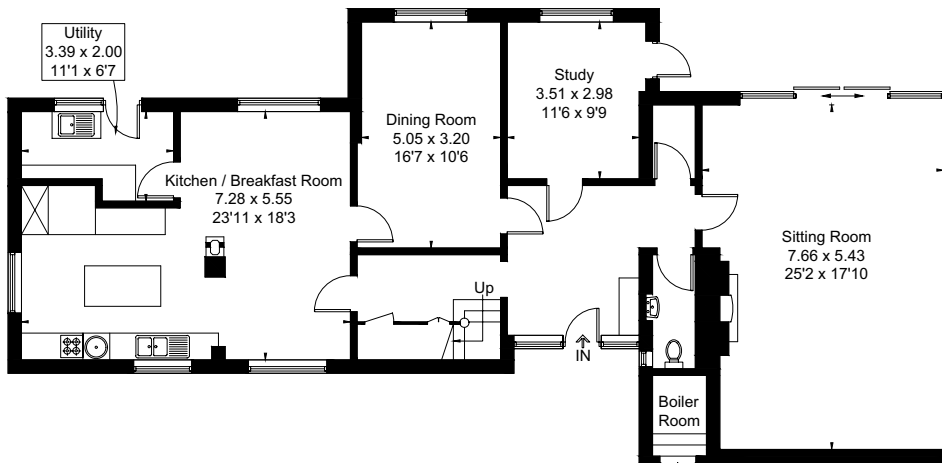
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Ground Floor

Savills Haywards Heath

Chelsea House, 8-14 The Broadway,

Haywards Heath, RH16 3AH

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			