



# A charming and historic Grade II listed village house

North Lane, West Hoathly, East Grinstead, West Sussex, RH19

Freehold





Dining hall • Family/sitting room • Kitchen/breakfast room •  
 Utility room • Cloakroom • 4 bedrooms (one en suite) •  
 Bathroom • 2 bedroom Cottage • Garage • Garden • About two  
 thirds of an acre  
 Main House: EPC exempt  
 Cottage: EPC = E

### Local Information

Situated in the Conservation Area of West Hoathly, a pretty village surrounded by beautiful countryside, in the High Weald Area of Outstanding natural beauty.

West Hoathly has a primary school, the two pubs (The Cat and The Fox) and Gravetye Manor country house hotel. There are many opportunities for sporting and country pursuits in the surrounding area. Nearby Sharpthorne has a village shop; comprehensive shopping is at East Grinstead and Haywards Heath. Rail services: Mainline rail services to London are available at Three Bridges (London Bridge from 34 minutes), Haywards Heath and East Grinstead.

Communications: The M25 orbital motorway, accessed via the M23 or A22 at Godstone, links to the national motorway networks, Gatwick and Heathrow airports and the coast. Schools: There are many highly regarded schools in the area, both state and private, including West Hoathly Primary School, Cumnor

House, Brambletye, Fonthill Lodge, Handcross Park, Worth Abbey and Ardingly College.

### About this property

Cobwebbs is a delightful Grade II listed property, believed to date from c.1550 with later additions.

The property is generally well-presented, with some updating required, and has a wealth of fascinating period features, including stone framed windows to the front ground floor, crittal rear windows and an impressive inglenook fireplace to the dining hall, complete with heavy oak bressumer, cast iron hood and a salt box set into the brickwork.

The layout is ideally suited to family life, with family room/sitting room, dining hall, kitchen/breakfast room with separate room, and four bedrooms (one en suite and one with basin) and a family bathroom arranged over the first and second floors.

The cellar is accessed outside.



The principal accommodation is complemented by a separate two bedroom property known as The Potters Cottage, which can be let, and is situated in its own garden to the south east of Cobwebbs. Please refer to the floorplans for a comprehensive overview of the full layout and extent of the property.

To the front, the house is set behind a low wall, with a driveway to the right of the house offering off-street parking; Cobwebbs also owns the timber framed garaging to the north of the house.

The gardens are a particularly fine feature and have been landscaped, with well-stocked flower beds, a greenhouse, raised beds, and a detached double garage sited towards the rear of the garden. The old well has been filled, can hold a fire pit and has seating around.

#### **Tenure**

Freehold

#### **Local Authority**

Mid Sussex District Council  
Council tax bands G and A.

#### **Energy Performance**

A full copy of the EPC is available on request.

#### **Agent's Notes**

There are some low beams and lintels.

Cobwebbs has right of way over the neighbouring drive to reach the garage sited to the north of the house.

#### **Directions**

From Haywards Heath take the B2028 north through Ardingly. Turn right into Selsfield Road and keep forward into West Hoathly. Bear right into North Lane, Cobwebbs is the second house on the left.

#### **Services**

Main House: Oil fired central heating. Mains electricity, water and drainage.

Cottage: Bottled gas fired central heating. Mains electricity, mains water (shared supply with the main house), mains drainage.

#### **Outgoings**

Mid Sussex District Council, 01444 458166. Council tax bands G and A.

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath Office.

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North Lane, West Hoathly, East Grinstead, West Sussex, RH19  
Gross Internal Area 2332 sq ft, 216.6 m²

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Approximate Area = 216.7 sq m / 2332 sq ft  
Cellar = 17.8 sq m / 191 sq ft  
Annexe = 61.8 sq m / 665 sq ft  
Garage = 21.7 sq m / 233 sq ft  
Green House = 7.3 sq m / 78 sq ft  
Total = 325.3 sq m / 3499 sq ft  
Including Limited Use Area (7.8 sq m / 84 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	43	73
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Cottage EPC graph

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