



**Grade II listed detached cottage with barn, part of
fishing lake, pasture and woodland**

Rowfant, Crawley, West Sussex, RH10

Price on application

savills

- 3 reception rooms • Kitchen • 3 bedrooms • Bathroom
- Cloakroom • Storage • Cellar • Garden • Barn • Boat house
- Portion of Lake • Parking area • Pasture • About 12.2 acres
- EPC exempt

Local Information

Situated in a glorious semi-rural position between Worth and Turners Hill, within excellent reach of schools, national and international transport links. Turners Hill provides for day to day needs with a village shop, two churches, two public houses and a primary school; comprehensive shopping is available at Crawley (4.6 miles) and East Grinstead (seven miles). There are excellent sporting opportunities locally, with golf at Royal Ashdown, Tilgate Forest and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly Reservoir and the coast. Spa and country house hotels include Alexander House, Ashdown Park Hotel, Gravetye Manor and Ockenden Manor.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the historic County town of Lewes, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail Services: Three Bridges (London Bridge/Victoria from 35 minutes).

Gatwick airport (five miles) for the Gatwick Express service to London Victoria

Schools: There are a number of state and independent schools and colleges in the local area, including Cumnor House, Great Walstead, Worth School, Handcross Park, Brambletye, Michael Hall and Ardingly College.

All times and distances are approximate.





About this property

Rowfant Mill Cottage is a charming Grade II listed detached property, with wisteria clad part weatherboarded and part brick elevations under a tiled roof. The property has been in the same family for over half a century, and offers an exciting renovation project with enormous potential to create a wonderful home, subject to the necessary consents and permissions.

The current accommodation extends to 1,698 sq ft, and briefly comprises: three reception rooms, kitchen, ground floor bathroom, cellar, three bedrooms and first floor washroom.

Rowfant Mill Cottage forms part of a small community of just three houses, set in a delightful semi-rural positon. The house is approached via a long private track over which the Cottage has right of way, which becomes the private drive leading to Rowfant Mill Cottage, over which the neighbouring properties enjoy a right of access.

The driveway, gardens and grounds immediately surrounding the house extend to about three quarters of an acre in all. The enclosed garden is largely sited behind the house, with many flowering shrubs and seasonal bulbs, and a stream at the far end.

There is space for parking ahead of the house; the driveway leads to a detached brick and timber barn which could serve as a garage and also offers an excellent opportunity for refurbishment and conversion (subject to the necessary consents).

To the south of the house is a 4.3 acre portion of a fishing lake and boat house, currently let to Copthorne Fishing club who also pay an annual fee to use the parcel of land to the west of the cottage, which is used as a car park.

There is about four acres of pasture lying to the east of the lake, with woodland to the south.

In all, about 12.2 acres.

Agent's Note

The track and part of the driveway is a public footpath. The neighbouring properties have right of vehicular access over the driveway and track.





Services

Heating: electric night storage, immersion for hot water. Mains electricity and water. Private drainage.

Outgoings

Mid Sussex District Council, 01444 458166.
Council tax band E.

Tenure

Freehold

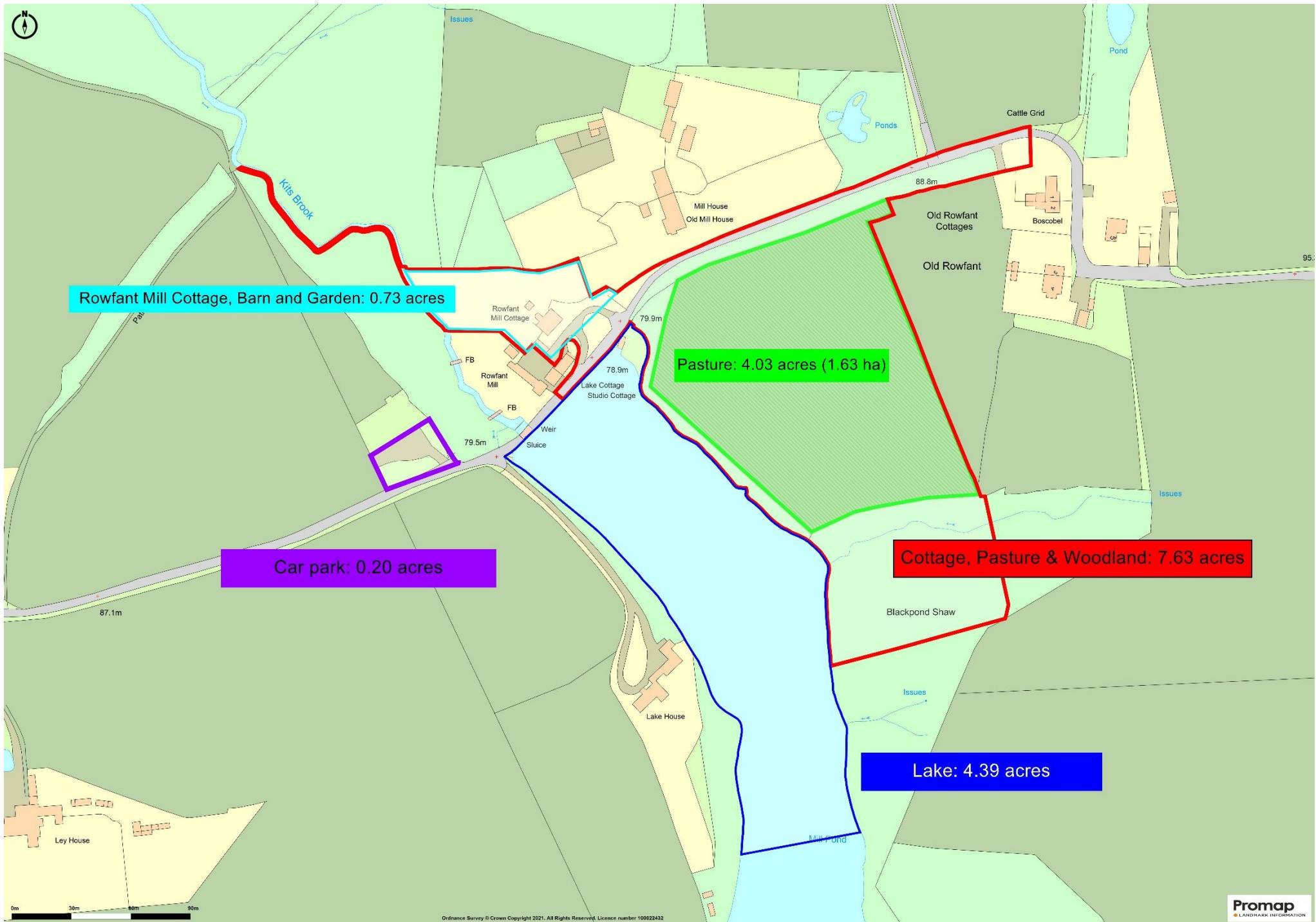
Directions – please note, SatNav may not lead to the property.

From the M23 J10 take the A264 exit to East Grinstead. Turning left onto Copthorne Way, at the second roundabout take the fourth exit onto Copthorne Road A2220. Take the next left turn into Old Hollow, and then take the first left into the private track which leads up to Rowfant Mill Cottage. From the south, in the centre of Turners Hill take the B2110 east and take the right fork into Turner Hill Road, signposted Worth. Pass Wallage Lane on the right and Sandinghall Lane on the left. Take the next right into Old Hollow and take the second right into the private track which leads up to Rowfant Mill Cottage.

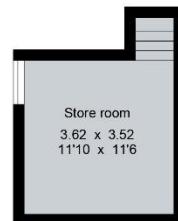
Viewing

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.

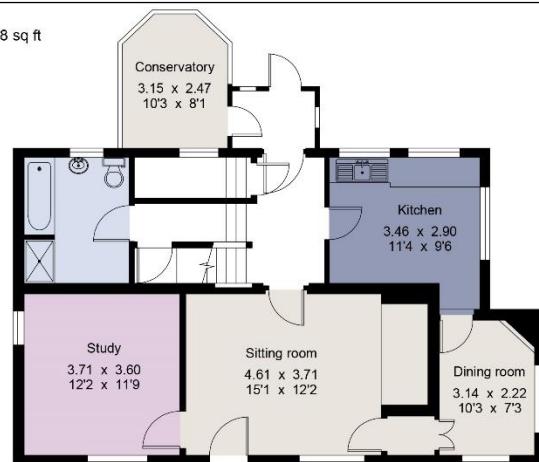




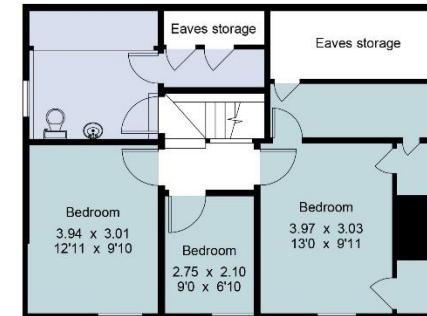
Rowfant Mill Cottage, Rowfant
Gross internal area (approx) 157.8 sq m/ 1698 sq ft
Cellar 13.5 sq m/ 145 sq ft
Outbuilding 13.1 sq m/ 141 sq ft
Garage 62.5 sq m/ 672 sq ft
Boat House 25.7 sq m/ 278 sq ft
Total 272.6 sq m/ 2934 sq ft



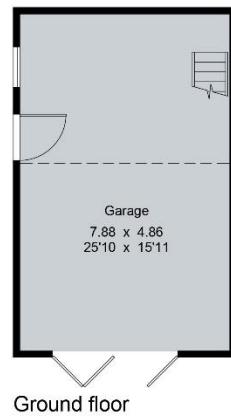
Cellar



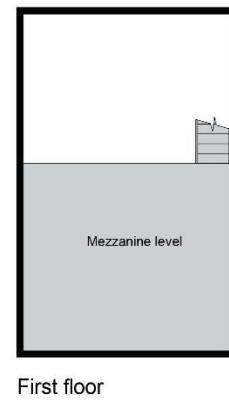
Ground floor



First floor



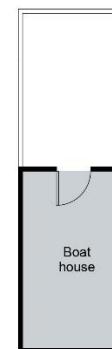
Ground floor



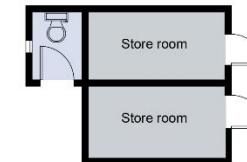
First floor



Ground floor



First floor



For identification only - Not to scale
© Trueplan (UK) Limited

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210618TJPS Photographs taken June 2021.