



Refurbished & stylish attached Grade II listed home

Bow Cottage, North Lane, West Hoathly, East Grinstead, West Sussex RH19 4QF

Guide £1,350,000 Freehold





Reception hall / snug • Sitting room • Dining room • Study • Kitchen and breakfast room • Utility room • Cloakroom • Cellar • Principal bedroom with en suite bathroom • Guest bedroom with en suite shower room • 3 further bedrooms (1 en suite) • Family shower room and separate WC • Courtyard, terrace and garden • Timber summer house, shed and brick tool store • Parking • Just under an acre • EPC exempt

About this property

Believed to date from around 1700 and listed Grade II of 'special historic or architectural importance', Bow Cottage is a delightful attached cottage situated in the heart of the rural village of West Hoathly. Since acquiring the property in 2015, the current owners have undertaken a comprehensive programme of extension and refurbishment, taking every care to enhance and retain the original structure and historic character of the building. Restored timber-framed sash and casement windows, a newly tiled roof, partial under floor heating, modern bathroom suites and an attractive shaker-style kitchen sit alongside a wealth of original timbers and doors and handsome original fireplaces to create a superbly appointed and comfortable family home, finished to a high specification and stylishly presented throughout.

The floor plan gives an excellent overview of the full extent of the accommodation, which extends to an impressive 2,764 square feet (including the cellar). There are four versatile reception rooms in the oldest part of the house, including a cosy sitting room with a striking inglenook fireplace set with a woodburning stove as its focus and a door opening to the rear courtyard, a formal dining room, a reception hall or snug

also with large open fireplace, and a study area. The kitchen and breakfast room is a lovely light and bright room, fitted with a range of shaker style cabinetry and a central island, complemented by both black leather-finish granite and white stone worktops, and a number of integrated appliances. To one end of the kitchen bi-fold doors open to the courtyard and French doors to the terrace, and there is ample space for a large breakfast table or sofas; a door opens to steps descending to the cellar. The kitchen is served by a utility/boot room; a large cloakroom completes the ground floor accommodation.

There are five bedrooms arranged over the upper two floors, including a wonderful vaulted principal suite with spacious en suite bathroom, and a guest bedroom on the second floor with en suite shower room. The remaining three bedrooms are served by a further en suite bathroom, a family shower room and a separate WC; all the bathrooms are fitted with modern white suites and have electric under floor heating.

Outside

To the front of Bow Cottage is a private gravelled courtyard, screened from the road by high hedging with a wrought iron gate leading to the front door. The



cottage's private parking is situated to the west of the house and is accessed via an unencumbered right of way over a private lane off North Lane.

The glorious rear garden is of particular note. Immediately to the rear of the sitting room is a sheltered, part walled brick paved courtyard which opens out on to a large paved terrace extending across the rear of the house. Steps rise to an area of level lawn, well-enclosed by mature shrubs and trees and with a brick pathway leading to a high wrought iron gate opening to the parking area. Garden outbuildings include a timber summer house, adjoining timber shed and a brick tool store.

Beyond the landscaped garden is a further expanse of land, currently untended but with enormous potential to clear and substantially enlarge the formal garden. In all, about 0.9 of an acre.

Agent's Note

Bow Cottage benefits from a right over way over a private lane lying to the south west of the house, leading to the property's parking area.

Local Information

Bow Cottage is 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, various village sports clubs, two pubs (The Cat and The

Fox) and Gravetye Manor country house hotel with its Michelin-starred restaurant. There are many opportunities for sporting and country pursuits in the area, and a huge network of footpaths and bridleways cross the surrounding countryside. 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.

Gatwick airport: 10 miles.

Schools: There is an excellent range of 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.

Services

Oil fired central heating. Partial electric under floor heating. Mains electricity, water and drainage.

Outgoings

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

Energy Performance

A copy of the full energy performance certificate is available on request.

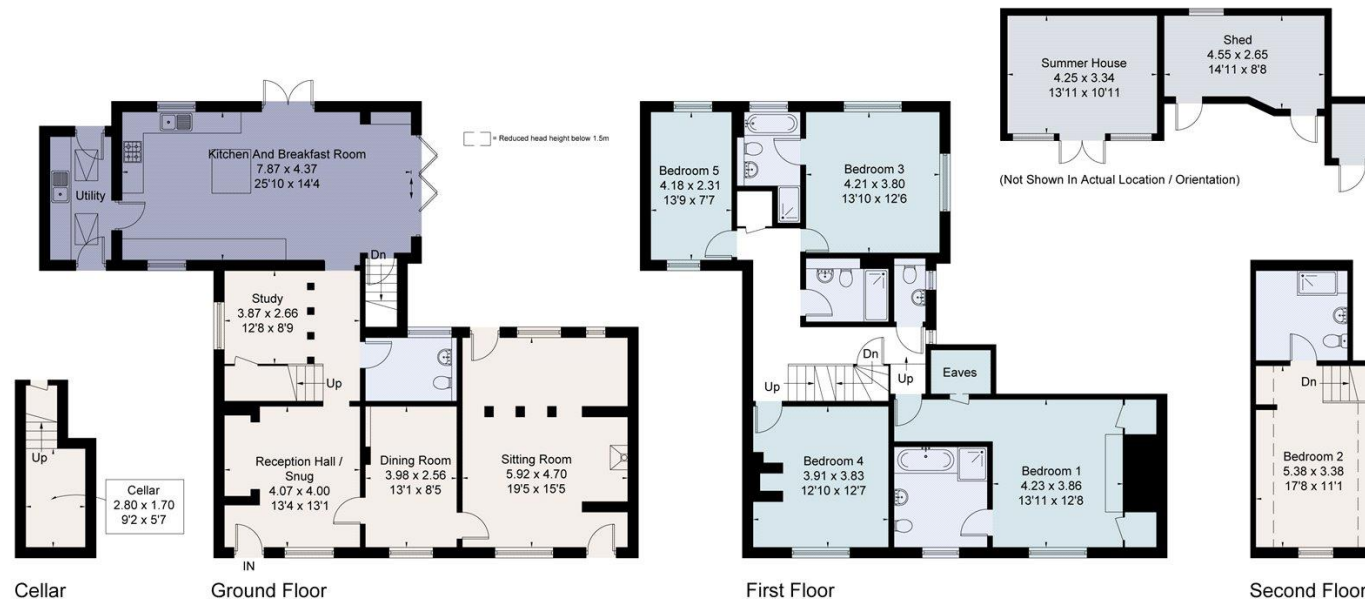
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.





Approximate Area = 250.4 sq m / 2695 sq ft
(Including Eaves)
Cellar = 6.4 sq m / 69 sq ft
Outbuilding = 27.6 sq m / 297 sq ft
Total = 284.4 sq m / 3061 sq ft
Including Limited Use Area (6.7 sq m / 72 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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