



# Fabulous cottage in favoured downland village

**Farm Cottage, Barlavington Lane, Sutton**

Freehold





Central position in the village • Sitting room with adjoining dining room • Kitchen • Utility room • Cloakroom  
• Two double bedrooms • Two en suite shower/bathrooms • Landscaped rear garden • Private driveway  
• Planning permission for third bedroom and garage/carport

### Description

Farm Cottage is a charming detached Grade II listed cottage situated in the popular village of Sutton. The property has been sympathetically refurbished and improved providing stylish and light accommodation combined with period features.

The cottage benefits from a spacious sitting room with a superb open fireplace housing a large Jotul wood burning stove, there is an adjoining dining area with a door on to the garden.

The kitchen is superbly equipped with a comprehensive range of units. Built in appliances include an electric AGA, induction hob, electric oven, dishwasher, fridge freezer, microwave and wine cooler.

A separate utility room and cloakroom complete the downstairs accommodation.

To the first floor are two double bedrooms both with en suite bath and shower rooms.

The property would be suited to either full time occupation or as a second home.

### Outside

The beautiful mature landscaped gardens lie to the rear of the property and are mainly laid to lawn with well-stocked borders and a variety of trees including

magnolia, walnut, apple and plum trees. There is a terraced seating area ideal for entertaining and enjoying the view of the garden beyond. Farm Cottage has parking to the rear and is accessed via a wooden gate and private driveway to the side of the cottage.

Set in gardens of around 0.33 of an acre.

### Planning Permission

Planning Permission has been granted for a single storey side and rear extension to create a ground floor bedroom/living room and a shower/cloakroom (Ref: SDNP/18/03665/HOUS). In addition, Planning Permission has been granted for a detached oak framed garage/carport and log store (Ref: SDNP/18/02394/HOUS).

### Situation

Set in the picturesque village of Sutton with the popular public house, The White Horse, a parish church and community hall. Petworth is the closest town with a good selection of shops and restaurants, surrounded by attractive rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust. Further afield is the thriving cathedral city of Chichester with south coast beaches, such as West Wittering.







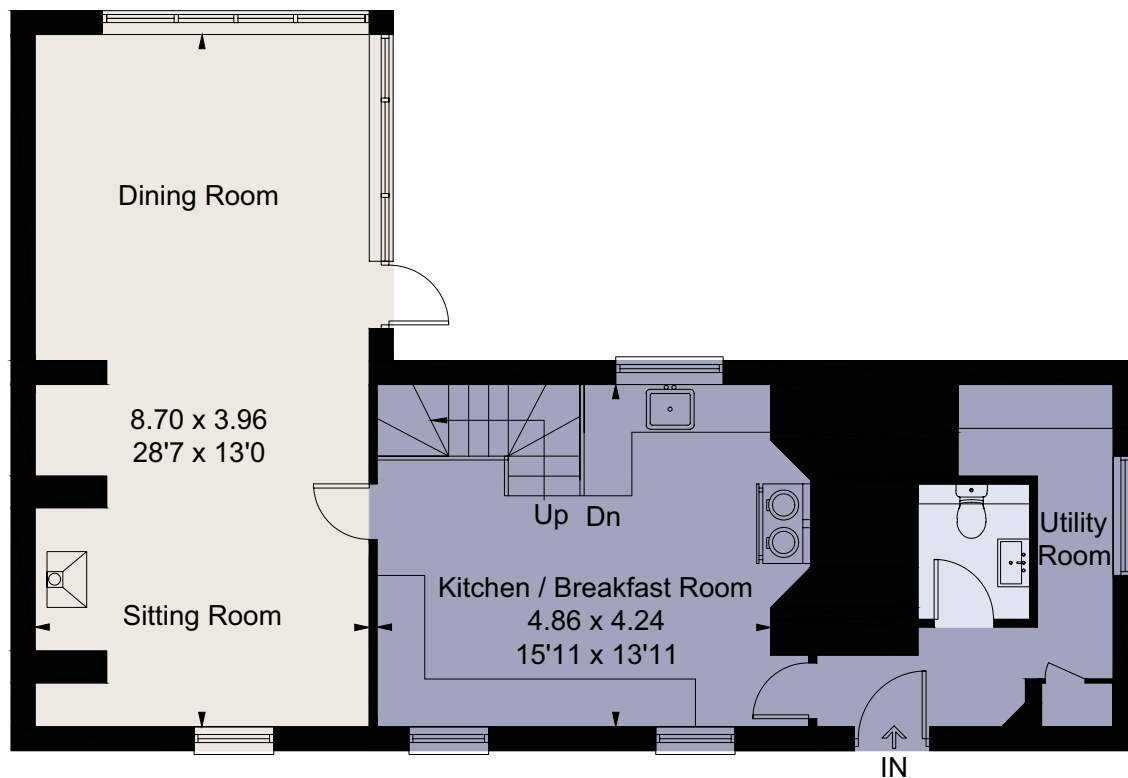
**Farm Cottage, Barlavington Lane, Sutton**  
**Approximate Floor Area** 119.0 sq m / 1281 sq ft



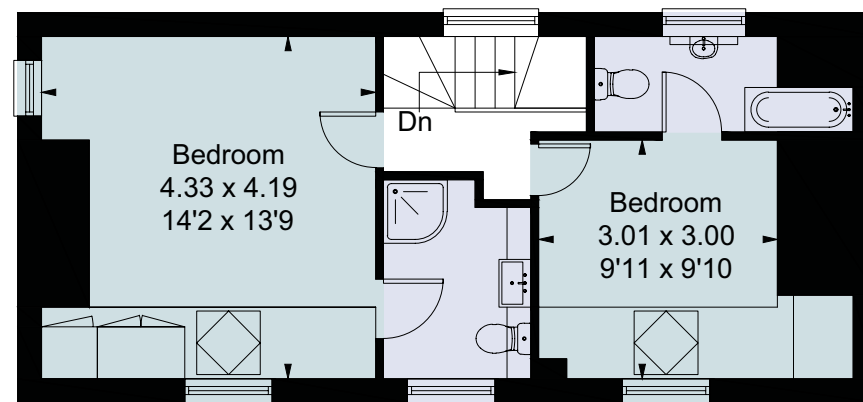
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Ground Floor



First Floor

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