



## Charming cottage in a tranquil position

**Smugglers Cottage, Dial Green, Lurgashall**

Freehold





Kitchen and utility room • Sitting room • Conservatory  
• Three bedrooms • Bathroom • Original features  
throughout • Desirable rural setting on edge of village  
• Garden and west facing terrace • Paddock measuring  
approximately 0.4 acre • Garage, garden store and old air  
raid shelter • Distant views over open countryside

### Description

Smugglers Cottage represents an idyllic single storey property that has been restored by the current owners with further scope to enhance. The cottage is situated in the well sought after area known as the 'Golden Triangle'.

The property boasts lovely distant views over open countryside and would be well suited as either a main residence or a second home.

The dual aspect sitting room has a magnificent Inglenook fireplace with wood burning stove and characterful beams.

The kitchen has a range of fitted units, larder and a utility area. The conservatory overlooks the paddock and boasts west facing rural views.

To the rear of the property are three bedrooms and a family bathroom.

The cottage is approached via a gravel drive, there is a garage, a garden store, two wells and a retained air raid shelter that is used as a wood store.

The gardens are well established with carefully planned out flower beds with mature planting, areas of lawn and a terrace which overlooks the neighbouring farmland.

### Situation

Smugglers Cottage is set in a tranquil position 0.5 mile from the village centre. Lurgashall is nestled in the heart of the South Downs National Park just below Black Down, the highest hill in Sussex. The village, with its ancient parish church, is centred around a cricket green in front of the Noah's Ark village pub, a former brew house and bakery that can trace its origins back to the 16th century. A village shop and Post Office on the green and another at Northchapel provide for daily needs, whilst a wider range of shopping is available at Midhurst, Petworth or Haslemere.

### Services

Mains water and electricity.  
Private drainage.

### Tenure

Freehold

### Energy Performance

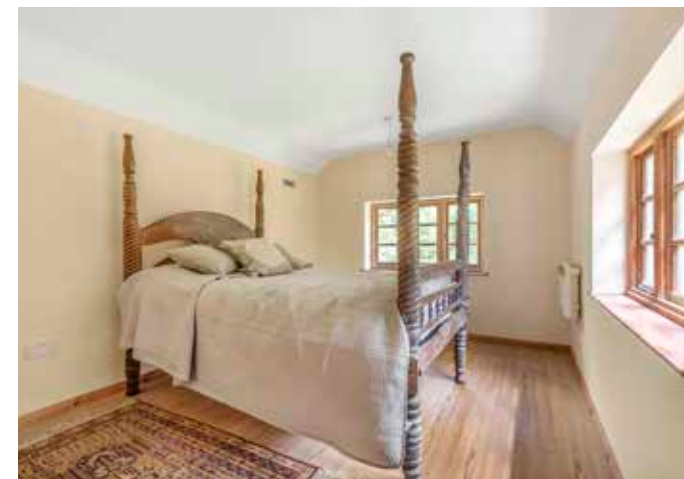
A copy of the full Energy Performance Certificate is available upon request.

### Important Notice

Photographs taken July 2019.

### Viewing

Strictly by appointment with Savills.









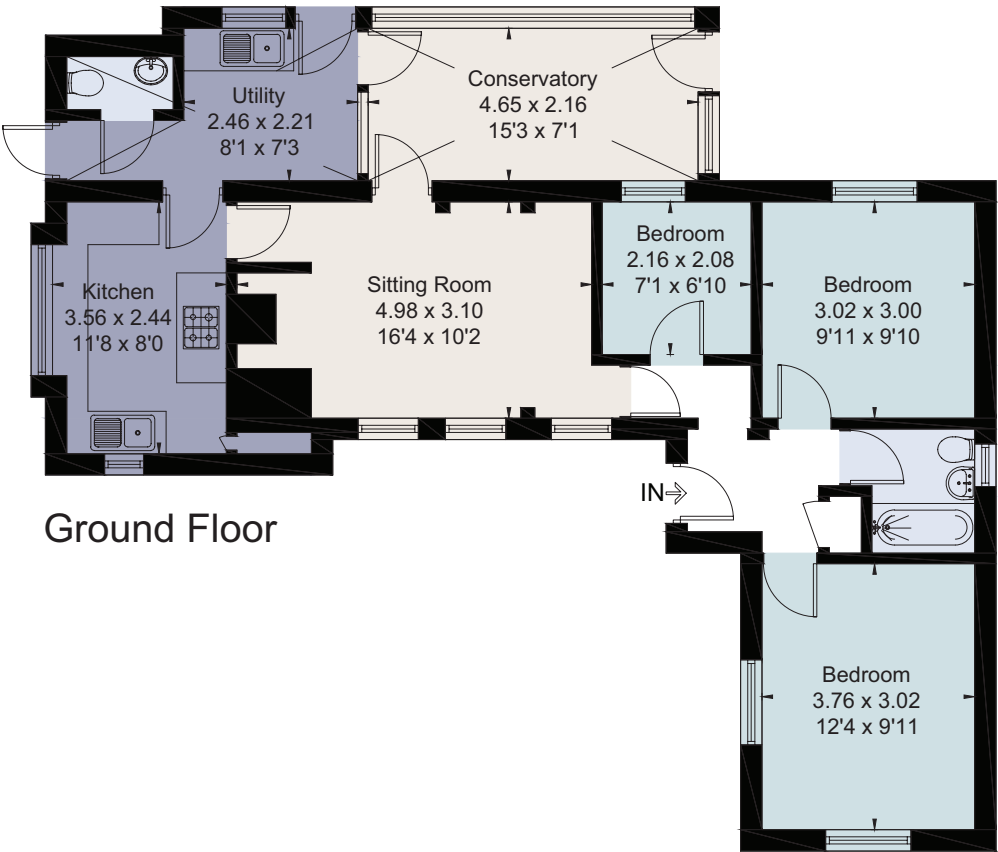
**Smugglers Cottage, Dial Green, Lurgashall**  
**Approximate Floor Area** 81.8 sq m / 881 sq ft (Excluding Garage)



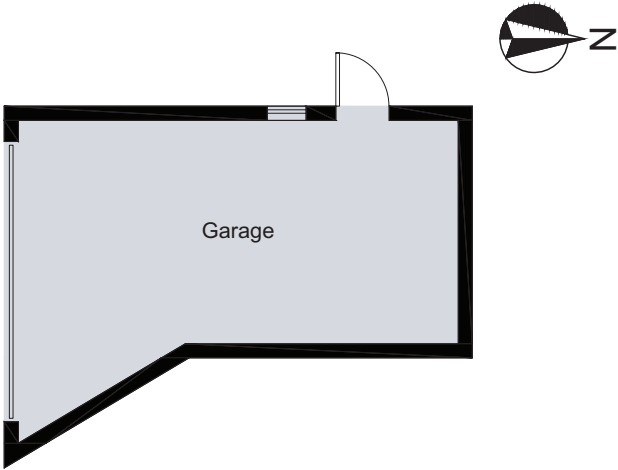
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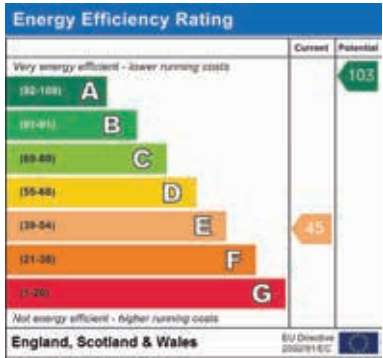


Ground Floor



(Not Shown In Actual Location / Orientation)

For identification only. Not to scale. © 200605AD



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