



A cottage of immense character in an enchanting location

Nobies Cottage, Wisborough Green, Billingshurst, RH14 0HU

Guide £1,000,000 Freehold

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Sitting/Dining room and Snug • Kitchen, Larder and Utility • Ground floor shower room with WC • Five bedrooms, bathroom and WC • Range of substantial buildings including 45' x 34' barn, car port, stores • Portland stone outbuilding external kitchen with fire • Lovely mature gardens • Five acres of established grounds

Description

Nobies Cottage, lying within the South Downs National Park, is nestled within glorious grounds approaching five acres. The property is reputed to date from the 16th century and at one point formed part of the Mitford Estate. There are a number of period characteristics of the era with wide fireplaces an aged bread oven, exposed timbers and original floorboards prevalent and the current owners have been sympathetic custodians during their fifty year ownership ensuring its charm and character have been retained.

At the heart of the house the principal reception is an enchanting space comprising a sitting room with dining area leading through to a good size kitchen with an oil fired Aga. From the living area there are double doors with direct access on to the terrace and gardens beyond. Adjacent to the kitchen are useful larder and utility rooms with additional areas which may lend themselves to reconfiguration.

On the first floor a family bathroom and WC serve the five bedrooms, one of which has a balcony to enjoy the gardens.

The grounds are a particular feature offering a gloriously private sylvan setting. Areas of lawn are sheltered by mature trees interspersed with colourful rhododendrons as well as other specimen plants including handkerchief tree, acers, magnolias and camellias, providing interest throughout the year. Within the woodland are carpets of bluebells, daffodils, wood sorrel and wood anemones. There are a number of useful outbuildings, one being a fascinating room with a Portland stone arch with a fireplace. A substantial barn measuring 45' x 34' provides secure storage for several vehicles with adjoining car port and further store. A smaller barn and kennelling with covered, paved and grass run offer further options.



**Situation**

Nobies Cottage occupies a wonderfully rural position between the favoured village of Wisborough Green and the market town of Petworth. Wisborough Green is the quintessential English village with cricket played on the green, a well stocked shop, church, primary school and two well-regarded public houses. Both the towns of Petworth and Billingshurst offer a more extensive range of amenities including a local supermarket, doctors surgery, pharmacy, pubs and a diverse range of shops. Nobies Cottage lies on the doorstep of The Mens Nature Reserve which comprises just under 400 acres of ancient woodland run by the Sussex Wildlife Trust. The surrounding countryside offers ample opportunities for walking, horse riding and cycle trails through the adjoining Bedham Common. Rail services at both Pulborough and Billingshurst regularly serve London Victoria and Gatwick Airport.

Tenure

Freehold

Services

Mains water and electricity, private propane gas, oil fired Aga and private drainage.

Directions

What3words - [///shells.skid.describe](#)

Local Authority

Chichester District Council, Council tax band, G.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = G

Viewing

By appointment with agents Savills



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Approximate Area 228.4 sq m / 2458 sq ft

Barn 147.0 sq m / 1582 sq ft

Outbuildings 57.5 sq m / 619 sq ft

Total 432.9 sq m / 4659 sq ft (Excluding Carport / Outdoor Kitchen / Fire)

Including Limited Use Area (2.8 sq m / 30 sq ft)

Alex Gilson

Savills Petworth

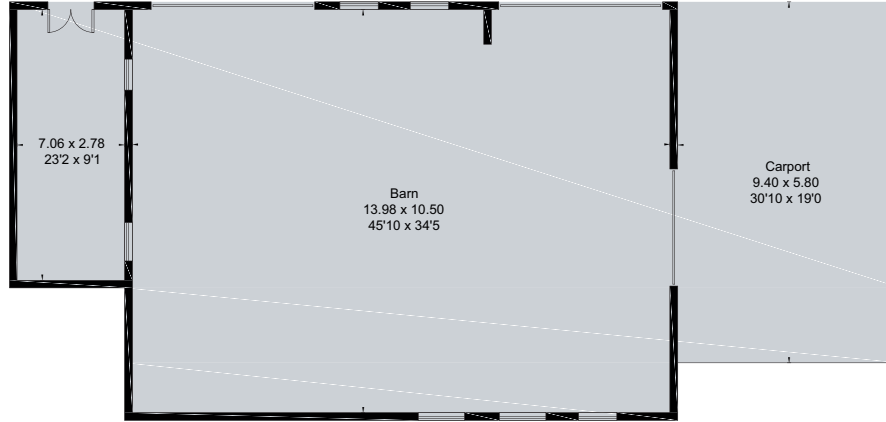
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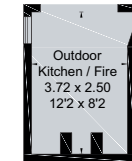


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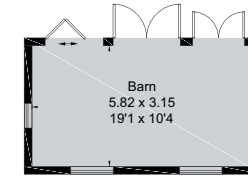
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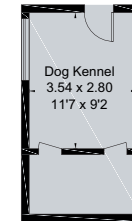
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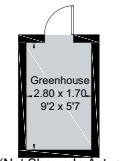
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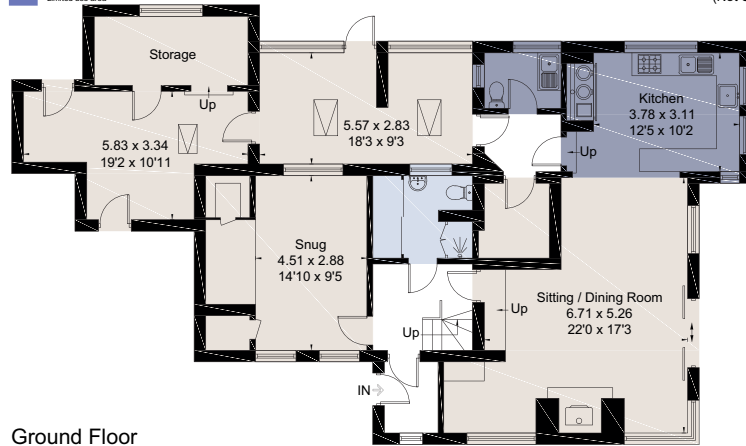
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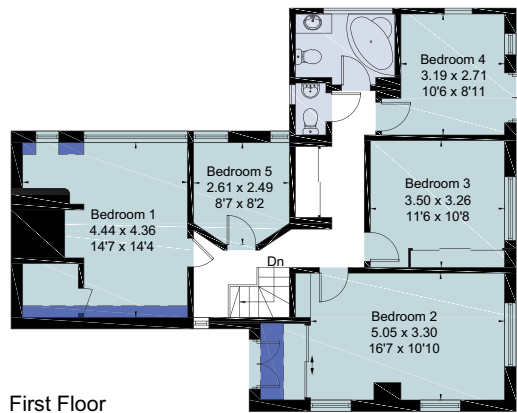
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☐ = Reduced head height below 1.5m

■ = Limited use area



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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