



The Old Forge | Stane Street | Codmore Hill | Pulborough | RH20 1BQ

 **FOWLERS**
ESTATE AGENTS



The Old Forge

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PRICE GUIDE £625,000 TO £650,000

A charming Grade II Listed four bedroom period home, retaining many original features and presented in first class order throughout with accommodation comprising: dual aspect sitting room with feature wood burner, dining room with Inglenook fireplace, recessed office area, kitchen with integrated appliances, reception room/bedroom, ground floor cloakroom and spacious family bathroom. Outside, there are beautiful cottage style gardens to the rear with a separate private access leading to a parking area and detached single garage and workshop. Pulborough has a range of local shops together with 2 supermarkets, medical centre and mainline railway station close to hand.

- Charming period Property
- Grade II Listed
- Four Bedrooms
- Original features throughout
- Ground Floor Shower Room and WC
- Dual aspect Sitting Room & Woodburner
- Dining Room with feature Inglenook
- Kitchen with integrated appliances
- Ground Floor Reception/Bedroom
- Spacious Family Bathroom
- Lower Ground Floor Cellar
- Gas Fired Central Heating
- Beautiful cottage style gardens
- Detached Garage and Workshop
- Private rear access and parking area
- Viewing recommended

Entrance Solid oak panelled front door to:

Entrance Hall Radiator, tiled flooring, feature arch window, walk-in utility room with working surfaces, space and plumbing for washing machine and tumble dryer, built-in storage cupboards, access to overhead loft space, exposed ceiling beams, built-in cloaks cupboard, radiator.

Main Sitting Room 24' 11" x 14' 9" (7.59m x 4.5m) Feature wood burning stove with oak mantel over, exposed beams, triple aspect windows, radiator, built-in storage cupboard, panelled door leading to rear garden.

Dining Room 14' 8" x 12' 4" (4.47m x 3.76m) Feature Inglenook fireplace with original oak beam with stone hearth, open fireplace with copper beam hood over, original front door, radiator, open plan to:

Study 8' 9" x 5' 5" (2.67m x 1.65m) Built-in shelving.

Kitchen/Breakfast Room 13' 6" x 10' 2" (4.11m x 3.1m) Range of wall and base units, integrated 'NEFF' oven with inset four ring hob and stainless steel extractor over, built-in storage cupboards and eye-level cupboards, inset enamel sink with swan neck mixer tap, exposed ceiling beams with concealed spot lighting, integrated appliances comprising: fridge, waste bin and dishwasher.

Ground Floor Shower Room Large walk-in shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, tiled flooring, cupboard housing boiler.

Ground Floor Bedroom/Reception Room 13' 7" x 10' 4" (4.14m x 3.15m) Radiator, outlook over garden.

Stairs to:

First Floor Landing Exposed beams, access to loft space.

Inner Hallway Built-in cloaks cupboard.

Main Bedroom 14' 9" x 12' 5" (4.5m x 3.78m) Radiator, access to loft space.

Bedroom Two 14' 11" x 10' 5" (4.55m x 3.18m) Radiator.

Bedroom Three 14' 11" maximum" x 8' 11" (4.55m x 2.72m) Radiator, inset wash hand basin.

Bedroom Four 11' 4" x 10' 4" maximum" (3.45m x 3.15m) Built-in wardrobe cupboards, radiator.

Family Bathroom Victorian claw leg bath with telephone grip shower attachment, low level flush w.c., bidet, part panelled with feature walls, inset wash hand basin with toiletries cupboards under, exposed beams, heated vertical chrome towel rail, tiled flooring.

Lower Ground Floor

Cellar 10' 5" x 6' 9" (3.18m x 2.06m)

Cellar 9' 10" x 5' 3" (3m x 1.6m)

Outside

Front Garden Enclosed by stone walling with majority paved areas, with attractive flower and shrub borders, raised flower beds and vegetable plot, side access.

Rear Garden Paved patio area, steps up to shaped lawned area, enclosed by attractive flower and shrub borders and stone walling, Rose arch with trellising, paved pathway leading to rear access, accessed via Cray Lane with off road parking for two vehicles leading to:

Attached Single Garage 20' 3" x 9' 2" (6.17m x 2.79m) Automatic roller door.

Workshop 20' 7" x 7' 7" (6.27m x 2.31m) Side and rear access doors, sink unit.

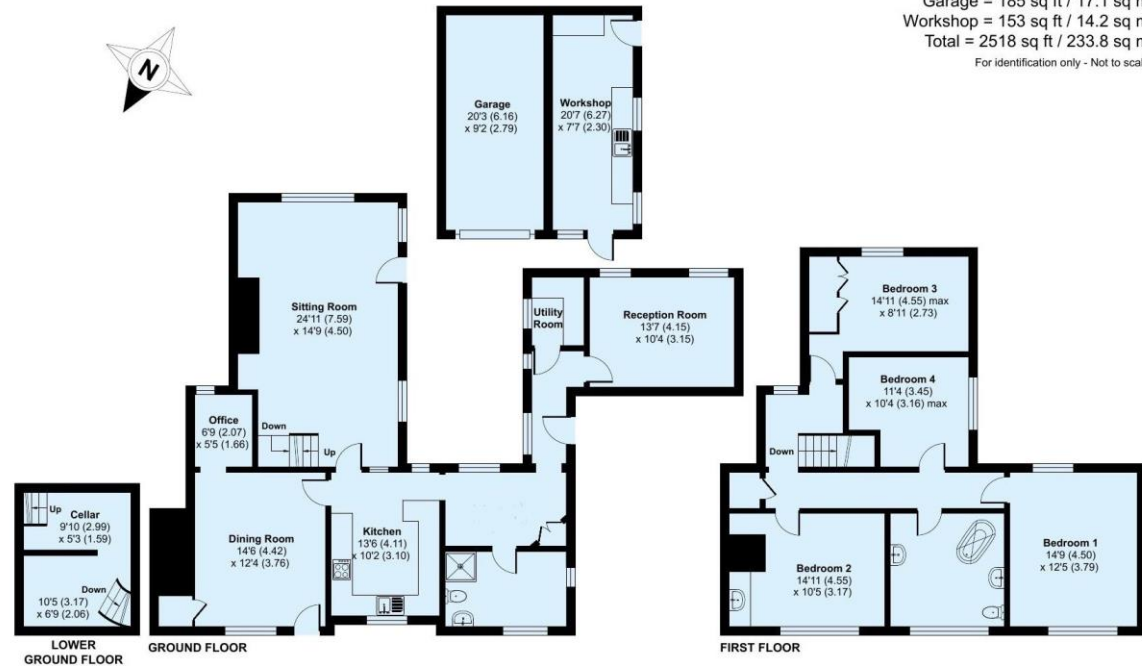
EPC Rating: tbc





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Approximate Area = 2180 sq ft / 202.5 sq m
 Garage = 185 sq ft / 17.1 sq m
 Workshop = 153 sq ft / 14.2 sq m
 Total = 2518 sq ft / 233.8 sq m
 For identification only - Not to scale



"We'll make you feel at home..."



Managing Director:
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