

BROOMY COTTAGE

PRICE

£1,350,000



A wonderful family home with annexe, stabling, land and breathtaking views

ADDRESS
Broomy Cottage
Barns Farm Lane
Sullington
West Sussex, RH20 4AH

LOCAL
Amberley Black Horse
Parham House and Gardens
South Downs National Park

**TOWNS
& TRAIN
STATIONS**
Storrington 1 mile
Pulborough 6 miles
Worthing 8.7 miles
Horsham 13.6 miles
Pulborough Station 6.4 miles ⇨
London Victoria from 69 mins
Gatwick Airport 27 miles ✈

THE
COUNTRY
HOUSE
DEPT.

50°54'37.4"N - 0°25'46.1"W



ABOUT THIS HOUSE

GENERAL

4 BEDROOMS	SERVICES	Mains water and electricity Private drainage Oil fired central heating
2 BATH/SHOWER ROOMS	EPC RATING	F
4 RECEPTION ROOMS	COUNCIL TAX	Band C
	LOCAL AUTHORITY	Horsham District Council

HOUSE AND GROUNDS

Nestled at the foot of the South Downs, with uninterrupted views is this fantastic family home. Approached through a set of wooden gates across a herringbone brick driveway, Broomy Cottage sits in an idyllic spot surrounded by beautifully manicured gardens which include an attractive walled garden to the front and substantial lawn to the rear, interspersed by an array of well stocked flower beds, and a wide variety of trees, most notably the ancient oak trees which stand proudly throughout the 4.33 acre plot.

Believed to have been built in the 1930's, Broomy Cottage has a warm and inviting feel, with generously proportioned rooms - ideally suited for a family and those who enjoy entertaining. The cottage has been sympathetically modernised over the years to provide wonderful open living space yet retaining much of the character and charm.

Highlights include showstopping views over the gardens, paddock and surrounding countryside; the equestrian facilities include two stable yards, ample grazing and direct access to the most spectacular bridleways and footpaths which cover the South Downs National Park.





ABOUT THIS AREA

OUR THOUGHTS ON STORRINGTON

A rural town which lies on the northern edge of the South Downs National Park, Storrington is the closest town to the mid-point of the South Downs Way and is an economic and social centre serving a number of surrounding villages.

There is a strong community with many voluntary organisations operating throughout the area. The majority of the town centre is designated a conservation area. The A283 runs through the middle of Storrington with Steyning to the east and Pulborough to the west.

Storrington is a lively place with facilities which include a large recreation ground with football and cricket pitches as well as a leisure centre. It has a wide variety of shops and businesses, several banks, a selection of pubs and restaurants, a regular community market, post office, library and Waitrose supermarket.

For more comprehensive shopping and recreational needs, Horsham, Worthing, Brighton and Chichester are all within striking distance as are a number of comprehensive and private schools including Windlesham House School, Dorset House School, Thakeham Primary School, The Weald and Steyning Grammar.

If that wasn't enough, another benefit of this superb location is the proximity to the south coast and links into London with easy access to nearby train stations.





Kitchen



Master Bedroom



Guest Bedroom

Character and charm throughout.





View over garden, paddock and Downs



Front Door



Stable Yard 1

Breathtaking views of the South Downs.





Kitchen



Broomy Cottage

Expansive lawns and paddock of approximately 4.33 acres



Summerhouse

FLOOR PLAN

2,134 sq ft (198.0 sq m)

MAIN HOUSE

472 sq ft (44.0 sq m)

CAR BARN AND ANNEXE

4,380 sq ft (406.0 sq m)

TOTAL AREA

For identification purposes only.

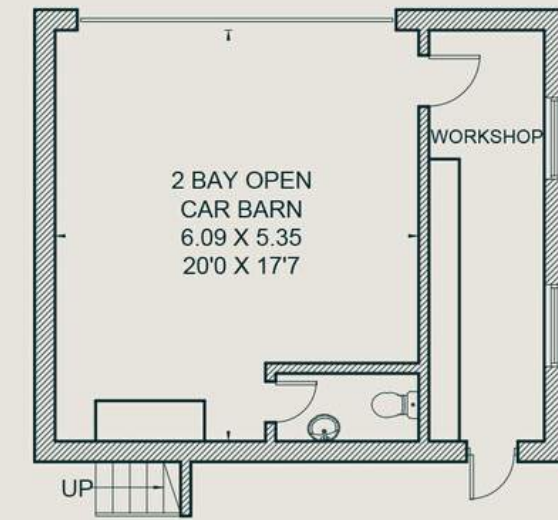
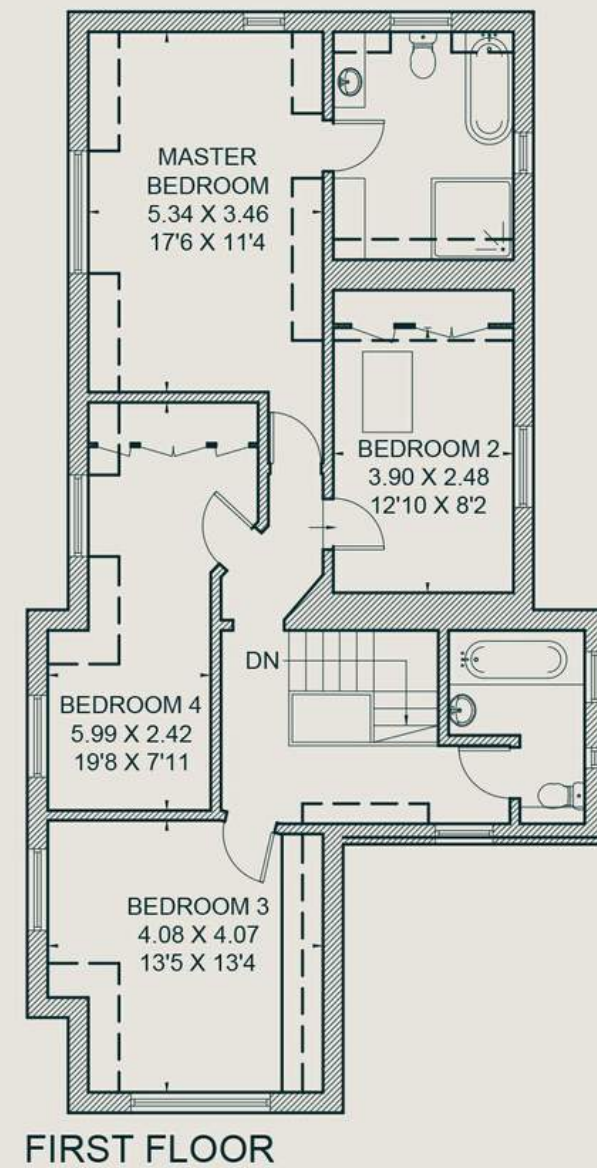
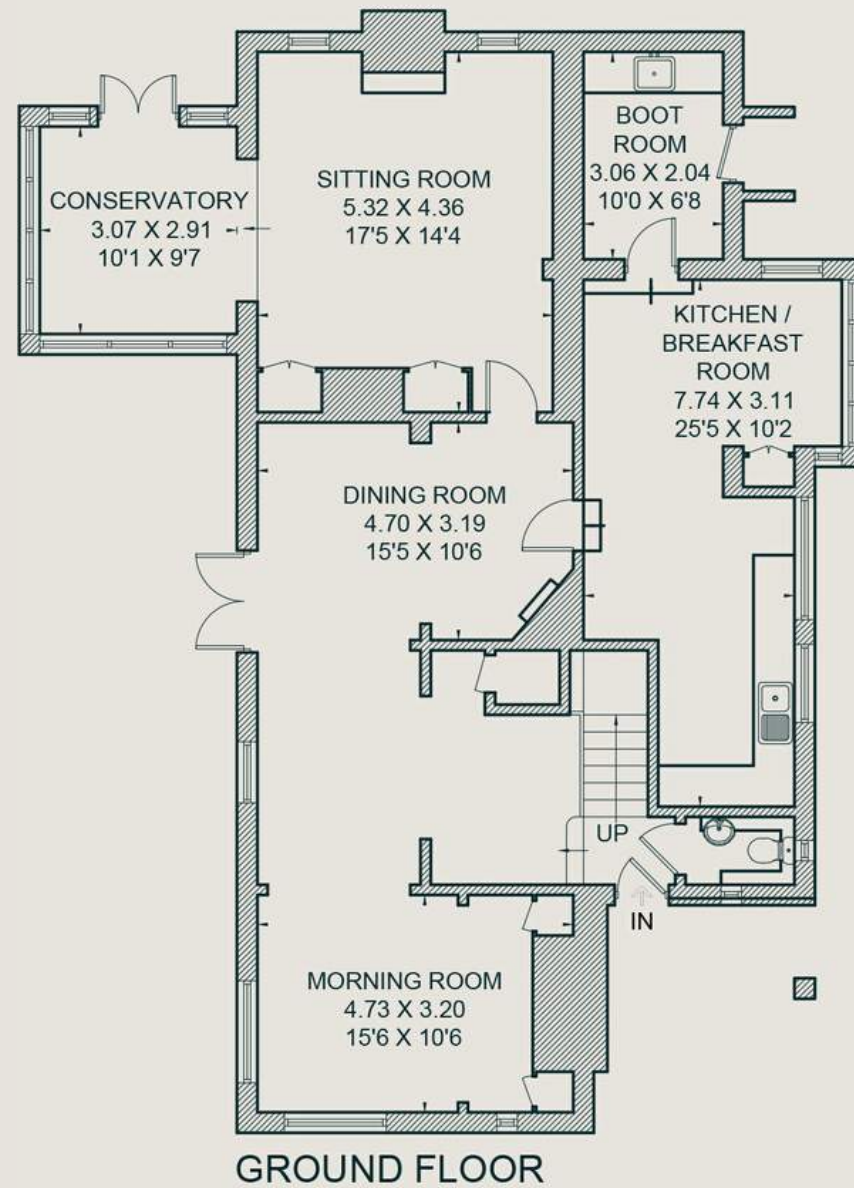
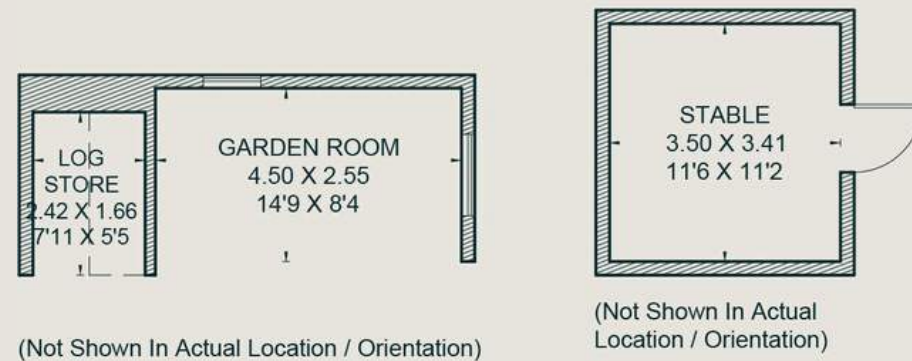
AGENTS NOTE

There is further 4.36 acres available by separate negotiation, please speak to the agent for further details.

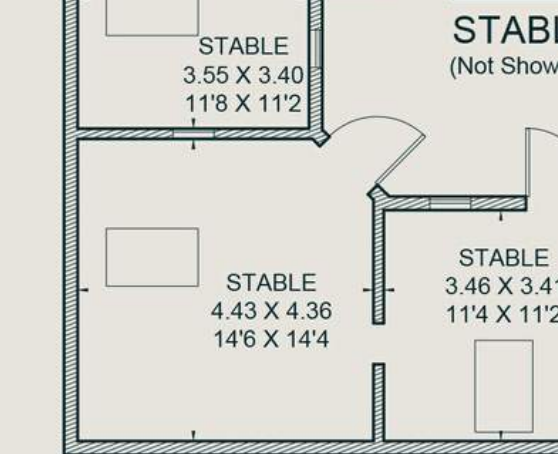
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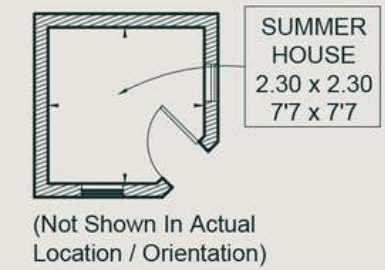
Main House = 198 sq m / 2134 sq ft
 Car Barn / Workshop = 44 sq m / 472 sq ft
 Log Store = 11 sq m / 124 sq ft
 Stable Block 1 / 2 = 121 sq m / 1305 sq ft
 Summer House = 5 sq m / 55 sq ft
 Total Area = 4380 sq m / 406 sq ft



(Not Shown In Actual Location / Orientation)



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AREA GUIDE

West Sussex

50°54'37.7"N 0°25'45.6"W

WALKING / HORSE RIDING **The South Downs Way**

Pass attractive wildlife, fine pubs and pretty villages.

EATING OUT **Restaurant Tristan**

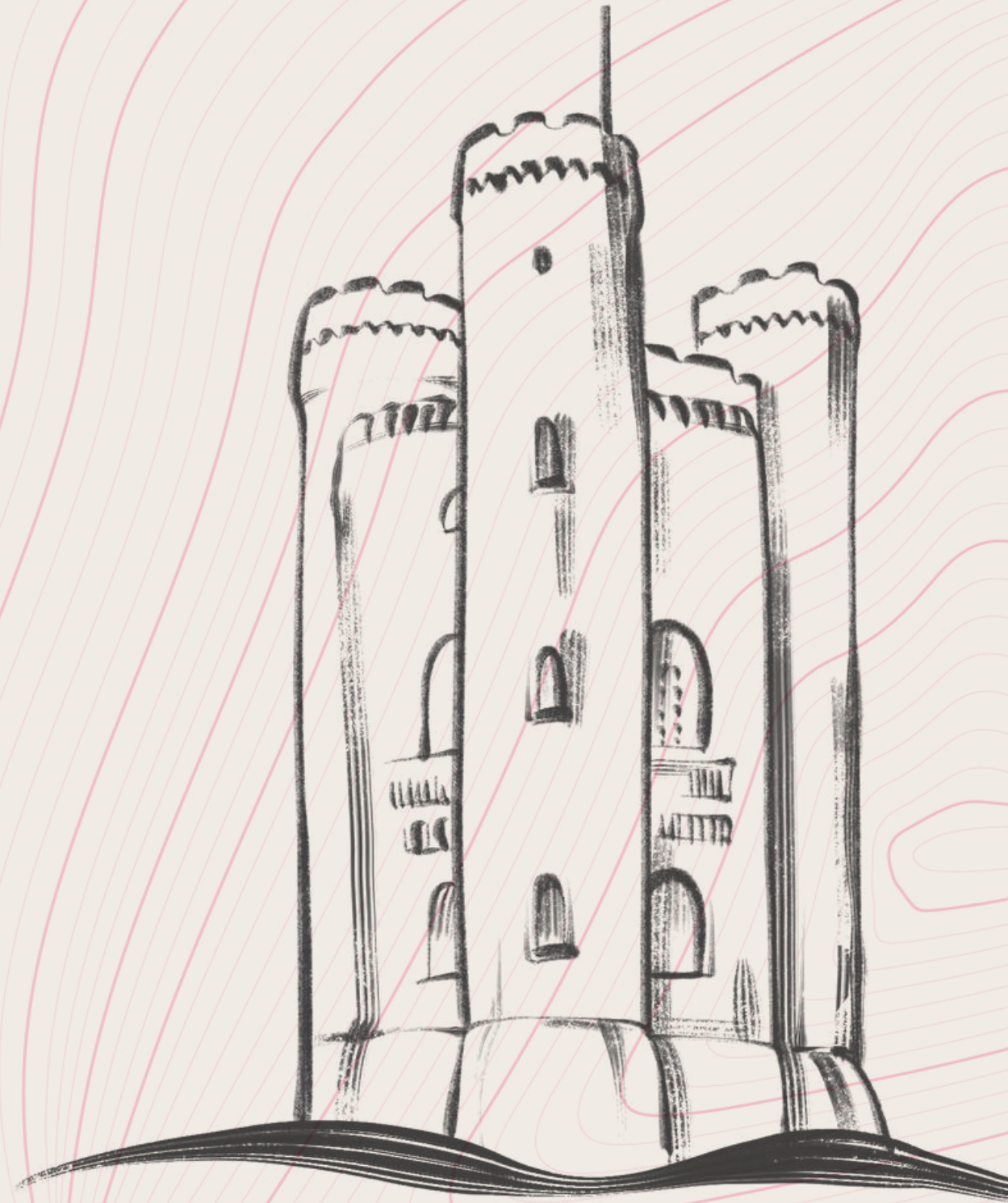
Original oak beams meets contemporary style sets the scene for the stunning bar & dining room.

DAY OUT **Weald & Downland Museum**

The museum covers 40 acres, with over 50 historic buildings dating from 950AD to the 19th century, along with gardens, farm animals, walks and a mill pond.

EVENT **Goodwood Festival of Speed**

The largest motoring garden party in the world – an incredible four days that brings together an impossibly heady mix of cars, stars and motorsport ‘royalty’ to create the largest car culture event in the world.



Hiorne Tower, Arundel



West Sussex Coast

SPOTLIGHT

It's easy to unwind amidst West Sussex's fairy tale castles, glorious stately homes and rolling downs. Meet William the Conqueror and Dukes of Norfolk on castle ramparts or mingle with the motoring and racing crowd at country house estates. If you are looking for things to do in West Sussex, think champagne, strawberries and extreme millinery. Get active on the South Downs bridleways and walking trails which cut through scenic river valleys and ancient woodlands. Cyclists get lungs full of fresh English-Channel air on bike paths between quintessentially English coastal towns like Worthing and Shoreham.

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