



EQUUS

Country & Equestrian



GREEN BOUGH COTTAGE



GREEN BOUGH COTTAGE, Green Street, SHIPLEY, Horsham, West Sussex RH13 8PB

No Chain-A delightful detached period cottage (unlisted) situated on a large plot of around half an acre (*TBV) with courtyard stable complex (4 loose boxes & tack room/home office) & set in an enviable tucked away countryside position with direct access to miles of country walks/riding without the need to cross any roads. THERE IS A FURTHER 13.44 ACRES OF ADJACENT PASTURELAND RENTED ON LICENCE FROM THE KNEPP ESTATE WHICH IS FULLY FENCED FOR EQUESTRIAN PURPOSES. Uniquely the property is adjacent to a Bridle Way which offers extensive riding out over miles of other Bridleways.

This charming 3 bedroom characterful property has lapsed planning to add a 4th bedroom and is located off a private lane approached into courtyard area with spacious parking area for several vehicles/horsebox. An adjacent large detached brick double garage offers options to convert into an annexe/Airbnb holiday let (subj. perm.). N.B. The current vendors have had a formal lease agreement on the adjoining pastureland for 23 years.

The accommodation at this unique cottage includes a wealth of exposed timber beams, brick-built fireplaces, original floors & other period details. The reception hall features terracotta-tiled flooring & timber beams plus a vaulted ceiling. The main reception room is split-level with wooden parquet flooring & grand brick-built fireplace with woodburning stove. Adjoining the sitting room is a conservatory with French doors opening onto the rear garden. A formal dining rm has feature flagstone flooring & brick-built fireplace, there is also a separate study. Overlooking the front aspect is a well equipped kitchen featuring farmhouse-style units & range cooker. Upstairs the generous principal bedroom has built-in storage & vaulted ceiling. Bedroom two is also a double, while the third is a single plus a family bathroom.eip

LOCATION & AREA AWARENESS

The property sits in a pretty, rural location, close to the small villages of Shipley and Coolham and within easy reach of the larger villages of Southwater and Billingshurst. Southwater provides various everyday amenities, while Billingshurst offers a variety of shops and amenities for everyday needs as well as mainline station to London Victoria (71 mins). The historic market town of Horsham, almost six miles to the north, provides a more comprehensive range of facilities, including Swan Walk shopping centre, The Carfax with its cobbled streets and varied restaurant quarter, Horsham Park and Pavillions Leisure Centre, Horsham Sports Club, an arts centre with cinema and theatre, plus a mainline railway station which provides links to London Bridge and London Victoria. There are excellent road connections to Guildford, Brighton, Gatwick Airport, and the M25 Motorway Network, and the area is well served with excellent schools in both the

state and private sector, notably Farlington, Christ's Hospital, The Weald, Pennthorpe and Handcross Park.

RIDING OUT / EQUESTRIAN FACILITIES & OUTBUILDINGS

The property is located adjacent to a BRIDLEWAY which gives access to miles of off road riding as well as access over the Knepp Estate (within the Bridleway network). There are also a plethora of Livery Yards within the locality which have Riding Arenas for hire on an hourly basis if required

4 TIMBER LOOSE BOXES plus TACK ROOM (see measurements on the floor plan) located to the side of the property all on concrete with power and water connected. 6m x 6m - DETACHED DOUBLE GARAGE on concrete with power connected- set off the drive with spacious parking area. N.B. due to the size of this building and proximity to the main residence it is considered that there may be options to convert into a self contained annexe for extended family living (subject to permissions).

LAND / GARDENAS / GROUNDS

The house and garden outbuildings including the stable yard sit in approximately 0.4 acres (*TBV).

The current owners have a formal grazing Licence from the Knepp Estate on 13.44 acres (*TBV) of level pasture adjacent to the property which is fully fenced for equestrian purposes. It is likely that this agreement will continue as the land is detached from the main acreage of the Knepp Estate. To the rear of the main gardens is a dedicated area for growing vegetables , plus a garden shed.

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached house / PROPERTY CONSTRUCTION: Timber framed under tiled roof / NUMBER & TYPE OF ROOM/S: see attached floor plan / PARKING: Off road plus Garage

LOCAL AUTHORITY: Horsham / TAX BAND: G

EPC RATING: G 9/66 - Certificate number 8635-6429-0400-0981-5202.

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil / SEWAGE: Private / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.



VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West

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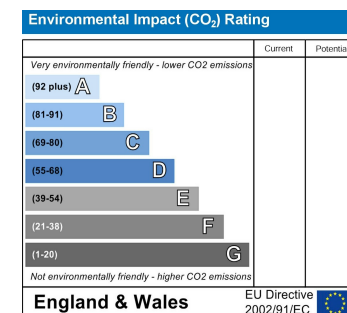
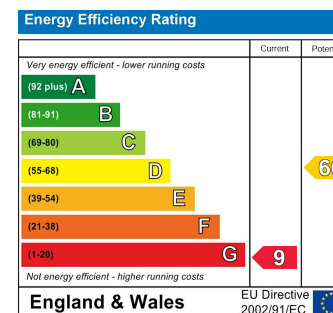
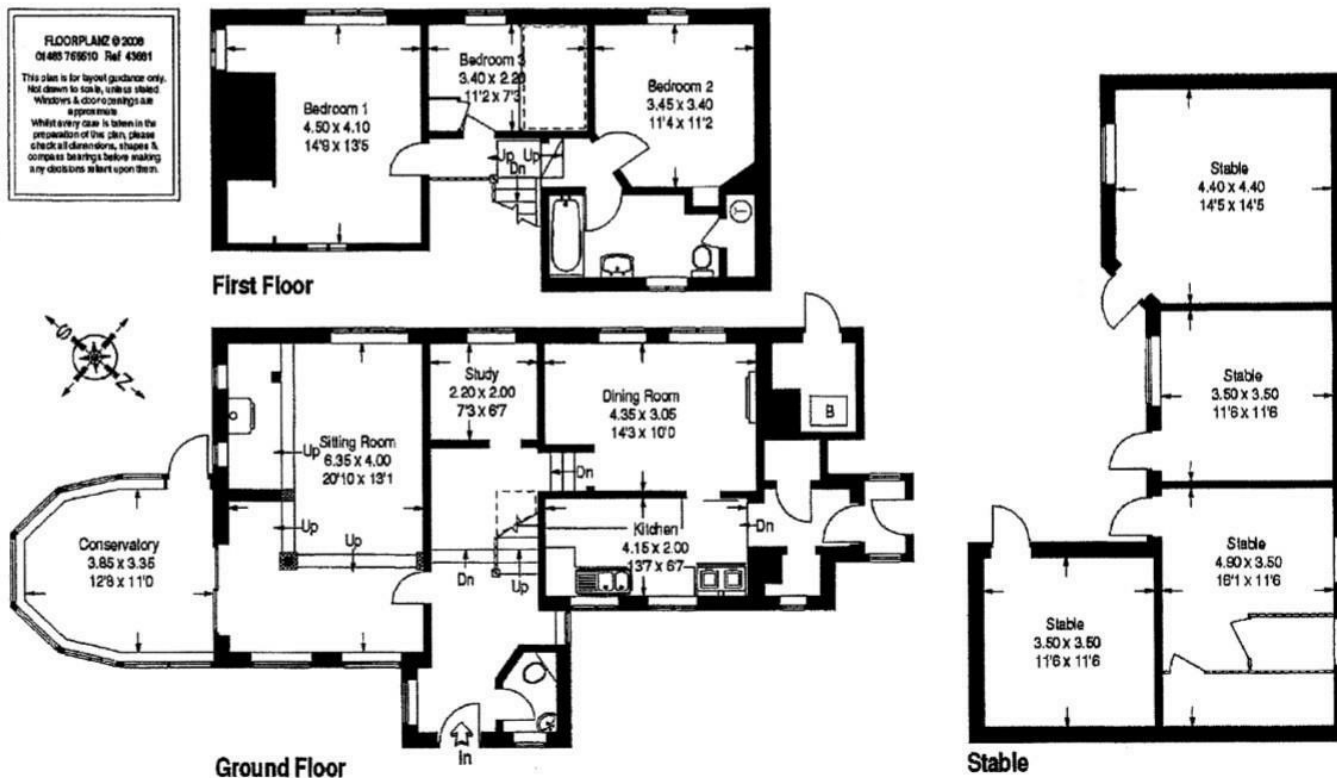
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Guide price £1,050,000



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