



**The Old Bakehouse,**  
The Street, Fulking, West Sussex.

# The Old Bakehouse,

The Street, Fulking, West Sussex. BN5 9LU

**Asking Price £650,000** Freehold

- Lovely Grade II listed detached character cottage
- 3 bedrooms, bathroom, sitting room, dining room, kitchen & conservatory
- Quadruple garage with games room, workshop & WC. Off road parking
- Situated in the heart of the South Downs National Park
- Period features including exposed timbers and cellar
- Lovely tiered, mature gardens with outstanding views

## Description

An utterly charming 3 bedroom detached country cottage with breathtaking views and situated in a highly sought after hamlet within the South Downs National Park. This glorious Grade II listed property has sizeable tiered cottage gardens and a quadruple garage block with store room, games room and WC. The cottage itself has a wealth of original features that includes exposed wall and ceiling timbers, and a delightful through Sitting Room with lots of character, including exposed timbers, a wood burner in the fireplace and double doors leading to a conservatory. Situated next to the renowned Shepherd & Dog public house, the cottage is also close to excellent walking and riding. An internal inspection is highly recommended.

## More about the property

**Historical note:** We understand that the current property is situated on the location of an earlier potentially mediaeval building. The house you see today was, we understand, constructed around 1797, although many character features suggest that it could have been earlier. During its lifetime, the property has been utilised as the village shoemakers, has, as its name implies, sold bread whilst the Willet family added the post office facility, latterly selling the property with a covenant preventing the property being reopened as a shop.

The property has been well maintained by the current owners during the last thirty years of their occupancy, and includes an abundance of original period features such as French oak flooring, inglenook fireplace, exposed wall and ceiling timbers, wood panelling and original doors. The Entrance Hall gives access to a useful dry cellar, and the main reception room is the Sitting Room that has a feature inglenook fireplace with a log burner. This in turn leads



via a glazed door to the Conservatory. There is a separate Dining Room with a fitted display item comprising a Regency cast kitchen range. The cottage-style Kitchen is fitted in a range of handmade pine units, with door leading to the rear garden. On the First Floor is a panelled landing with three good size bedrooms. The spacious Bathroom has many period features including a Victorian style cast ball and claw freestanding roll top bath, wash hand basin set in vanity unit and marble surround, and a Burlington high flush WC. There is also an enclosed shower cubicle.

**Outside:** There is separate vehicular access approached via high wrought iron gates to the rear with off-road parking leading to a Detached Garage measuring approximately 32 ft. x 13 ft., above which is a large Studio Room currently used as a games room, with separate WC and wash hand basin. There is also a separate room that has been used as a workshop. Subject to any necessary consents, the Studio has the potential to be converted into an annexe for ancillary living space. One of the many features of the property are the large tiered and elevated mature established gardens with a variety of different areas. The rear is secluded, and there is a raised lawned area with a pond, summerhouse and shed. There are further gardens to the front and side of the property. To the side and rear of the property,





there are stunning views of the picturesque South Downs. The gardens attract an abundance of wildlife, including, at one time or another, owls and bats.

### Location

The property is situated in the popular Downland village of Fulking in a much sought after location and next to the popular Shepherd and Dog public house with a pretty stream running through its gardens and with easy access to local Downland walks including access to the South Downs Way. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6.5 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6 miles) and access to the A23/M23 is approx. 4 miles away.

### Information

Photos & particulars prepared April 2019. Mains electricity, water & drainage. Council Tax Band – F. EPC: N/A.

### Directions

From the A2037, Steyning to Henfield road, North of Upper Beeding and South of Small Dole and Henfield, take the turning (East) signposted to Edburton and Fulking. Continue through Edburton into Fulking and into the village. The property is located next to the Shepherd & Dog public house.

### Viewing

Strictly by appointment with H.J. Burt's **HenfieldOffice**:

**01273 495392**

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**H.J. BURT**  
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