



Old Mill Cottage, Yapton Road, Barnham, Bognor Regis, West Sussex, PO22 0BG

Offers Over £650,000



Jacobs Steel are pleased to be able to offer a one of a kind spacious detached cottage believed to date from circa 1745, The property offers charm and character, five bedrooms, two bathrooms and two reception rooms which includes period fireplaces and beamed ceilings. The cottage is set on a wonderfully secluded plot of land offering mature trees, pond, log cabin and off road parking. The house is conveniently located approximately half a mile from Barnham village center and mainline train station.



# Key Features

- Period Detached Cottage
- Five Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room & Utility Room
- Two Bathrooms & Ground Floor Cloakroom
- Large Secluded Garden
- Further Land May be Available by Separate Negotiation
- Close To Local Shopping Facilities
- Original Features
- Annexe Opportunity



**5 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Although the property retains its original oak from door, leading to an internal hall with access in turn to the sitting room, the main entrance is at the rear of the house, accessed from a private off-street parking and garage area, up a path through the main garden. The rear door opens into an internal hallway which, in turn offers access to the utility room and the kitchen / dining area.

The kitchen/ breakfast room offering tiled flooring, base units with granite work surface, butlers sink, built in double oven, four ring gas hob, Aga, space for fridge/ freezer and space for table and chairs. The lounge features a log burner and access to storage under the stairs. From the kitchen you have access into the utility room which leads to the ground floor cloakroom and access into the rear garden. The door leading into the property would be used as your primary access into the property. There is also access to the internal hallway which offers stairs to the first floor and door with a step down leading into the hallway which leads to two ground floor bedrooms, ground floor bathroom and an additional reception room with doors leading out to the garden. This section of the property could be used as a fully functioning self contained annexe, additionally the reception room could be used as an additional bedroom, games room or study if needed. On the first floor there are three bedrooms with storage and a good size bathroom.

## LAND

A further 2.2 acres of land to the rear of the property may be available subject to separate negotiation, but will not be sold separately from the cottage. Please contact us for more information.

## EXTERNAL

To the front of the cottage there are steps up to the front door, gate leading to the side for access into the rear garden. The rear garden is set on a very large secluded piece of land. An array of mature trees, shrubs and floral borders. Gated private gardening with decked area looking over the small pond. Summer house with decked area, opening leading to the rear with access to the driveway which offers plenty of off road parking. The driveway can be found to the right hand side of the row of cottages.

## LOCATION

Barnham village has a good range of local shops including a baker, butcher, florist and off-licence amongst others, with local public houses, school and churches nearby. The nearby railway station provides services to Gatwick Airport in about forty five minutes and London Victoria in about one hour thirty minutes. More comprehensive facilities are available at Arundel, some five miles to the north east or the cathedral city of Chichester, some seven miles to the west. There are numerous sporting and leisure activities in the area including a number of golf courses (the nearest being at Avisford Park), horse racing at Fontwell Park, sailing at Chichester and Littlehampton and walking and riding in the South Downs National Park.





Floor 0



Floor 1

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



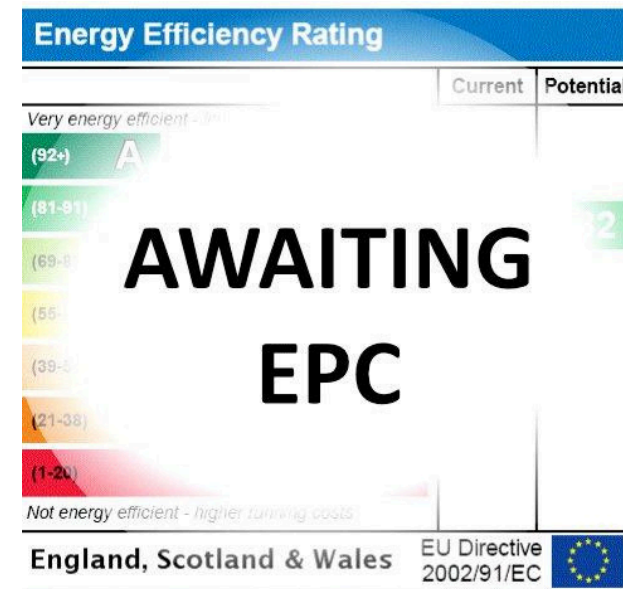
Approximate total area<sup>1)</sup>  
1879.92 ft<sup>2</sup>  
174.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: F