



Haymans Ghyll | Billingshurst Road | Coolham | West Sussex | RH13 8QN

 **FOWLERS**
ESTATE AGENTS



Haymans Ghyll

Billingshurst Road | Coolham | West Sussex | RH13 8QN

£985,000.

Set in grounds of approximately $\frac{3}{4}$ of an acre, is this attractive 1930's family house. The property has much character including many original fireplaces and exposed beams. The impressive front door leads you to a welcoming hall giving access to the principal reception rooms. The drawing room and dining room have double opening doors leading to a large south facing patio. The kitchen has been beautifully re-fitted and has a deep walk in larder. There is also a cloakroom. The ground floor also has a fourth bedroom with en-suite bathroom/utility. The first floor landing gives access to three further bedrooms and bathroom. To the outside, the house is set back from the road with a substantial front garden being mainly laid to lawn. A large drive with turning point provides plenty of parking and this continues past the property leading to a tractor store and workshop. The substantial garden continues beyond the large patio leading to a large sweeping lawn with post and rail fencing at its boundaries to make the most of the wonderful countryside views. Towards the rear boundary is a recently built cabin/summerhouse. The wonderful views are enhanced by part of the garden overlooking a neighbouring Bluebell wood.

Entrance

Front door with leaded light windows to either side, leading to:

Hall

Recess for coats, radiator, door to:

Drawing Room

A magnificent room having a double aspect with double opening doors leading to patio and garden, leaded light windows, centrepiece Inglenook style fireplace with open grate, exposed timbers, four radiators.

Dining Room

Double opening doors to patio and garden, leaded light windows, two radiators, brick fireplace with open grate. To one corner of the room is a turning staircase to first floor.

Rear Lobby

Quarry tiled floor, door to:

Cloakroom

WC, wash hand basin, radiator, quarry tiled floor.

Kitchen

Re-fitted and comprising: Silestone worksurface with twin bowl enamel sink unit and mixer tap having base cupboards under, integrated slim-line dishwasher, further matching worksurface with integrated fridge under and base cupboards and drawers, fitted Rangemaster cooker with extractor hood over, eye-level units, integrated microwave, contemporary radiator, leaded light windows, door to outside, walk-in

larder with Silestone shelf with space under for domestic appliances, leaded light window.

Ground Floor Bedroom

This large room has a double aspect with double glazed sliding patio doors leading to garden, additional leaded light window, two radiators, door to:

En-suite Bathroom

Comprising: panelled bath with mixer tap and hand held shower attachment, curtain and rail, vanity unit with inset wash hand basin, w.c., space and plumbing for washing machine and tumble dryer with storage above, radiator, leaded light window.

Landing

Access to roof space, walk-in wardrobe with coat hooks, hanging rail and fitted shelving.

Bedroom One

Double aspect with leaded light windows and views over grounds and neighbouring countryside, brick fireplace with open grate, radiator.

Bedroom Two

Leaded light windows with outlook over grounds to neighbouring countryside, brick fireplace with open grate.

Bedroom Three

Double aspect with leaded light windows, radiator, access to loft

storage area.

Bathroom

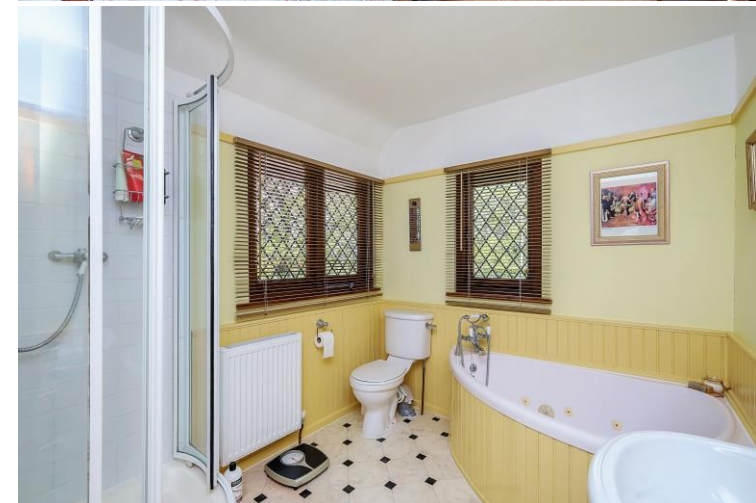
Comprising: corner bath with mixer tap and hand held shower attachment, shower cubicle with mixer shower, pedestal wash hand basin, w.c., panelling to walls, two radiators, leaded light windows.

Outside

The property is set in grounds of approximately $\frac{3}{4}$ of an acre within a beautiful setting having wonderful views over neighbouring countryside. The front of the property is approached via a five bar gate which leads to a large drive with turning point adjacent the property. There is a good sized front garden with a large area of lawn to the front. The magnificent rear garden consists of a large Sandstone patio adjacent the property with shaped edges, this leads to a substantial sweeping lawn with post and rail fencing to make the most of the wonderful outlook and distant views. Towards the rear boundary is a recently constructed cabin/summerhouse which is of timber construction, heated, insulated and has power and light. From this part of the garden the wonderful outlook is enhanced by a beautiful neighbouring Bluebell wood.

Tractor Store and Workshop

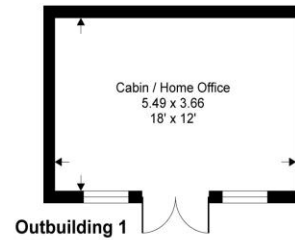
Timber construction with power and light, double opening door, further door to the side and a central divide.



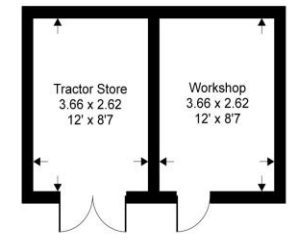


Haymans Ghyll, RH16

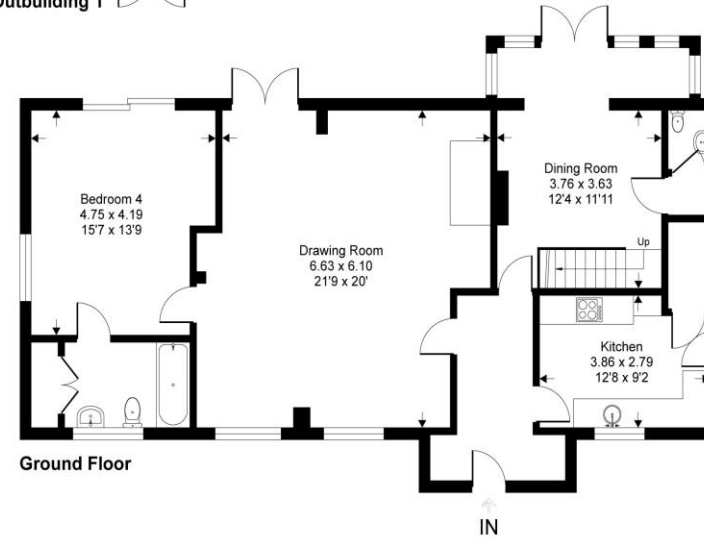
Approximate Gross Internal Area = 161.6 sq m / 1740 sq ft
Approximate Outbuildings Internal Area = 39.2 sq m / 422 sq ft
Approximate Total Internal Area = 200.8 sq m / 2162 sq ft



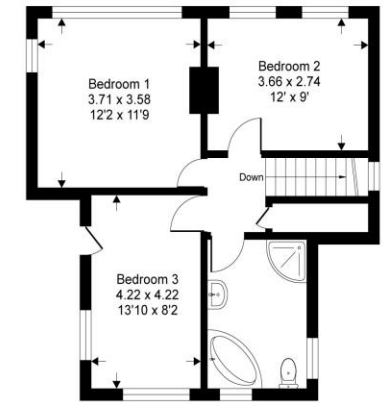
Outbuilding 1



Outbuilding 2 / 3



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2025 - Produced for Fowlers

EPC= E.
COUNCIL TAX= G.



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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

Managing Director:
Marcel Hoad



Important Notice

- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

- Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

- The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.