



## Lipscombe Cottage Capel Road, Rusper

Guide Price £650,000



# Lipscombe Cottage Capel Road

Rusper, Horsham

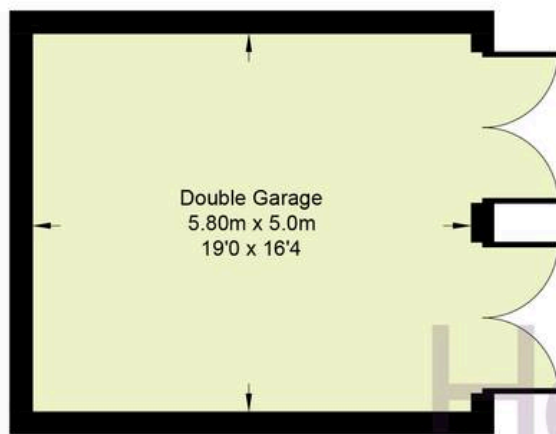
A characterful, and stunning Grade II listed home believed to originally date back to the 1600's that has been sympathetically extended, Lipscombes Cottage situated on the outskirts of Rusper Village which offers access to Horsham town Centre, open countryside, a selection of well regarded local schools and pubs and restaurants. There is a superb blend of living and bedroom space arranged over two floors along with a generous corner plot, detached double garage/workshop and ample driveway parking.

To the ground floor; the property is accessed via the porch and main door into the reception hallway which in turn leads to the main living room which centres around a brick built inglenook fireplace which is ideal for entertaining and winter evenings. Living space continues to the ground floor through to the kitchen/dining room which has ample space to host a family and features a kitchen with space for freestanding appliances. There is a arrangement of wall and base cabinets with contrasting granite work surfaces running through along with an inset butler style sink, there is also wooden beams to the ceiling and a tiled floor. The kitchen is part open to the orangery/conservatory where you can enjoy fine views over the rear gardens and features double doors opening out to the garden terrace. Also of note to ground floor is a convenient cloakroom with WC. To the first floor there is an arrangement of bedrooms along with a family bathroom which has a wash hand basin, low level WC and a bath with a wall mounted shower over.

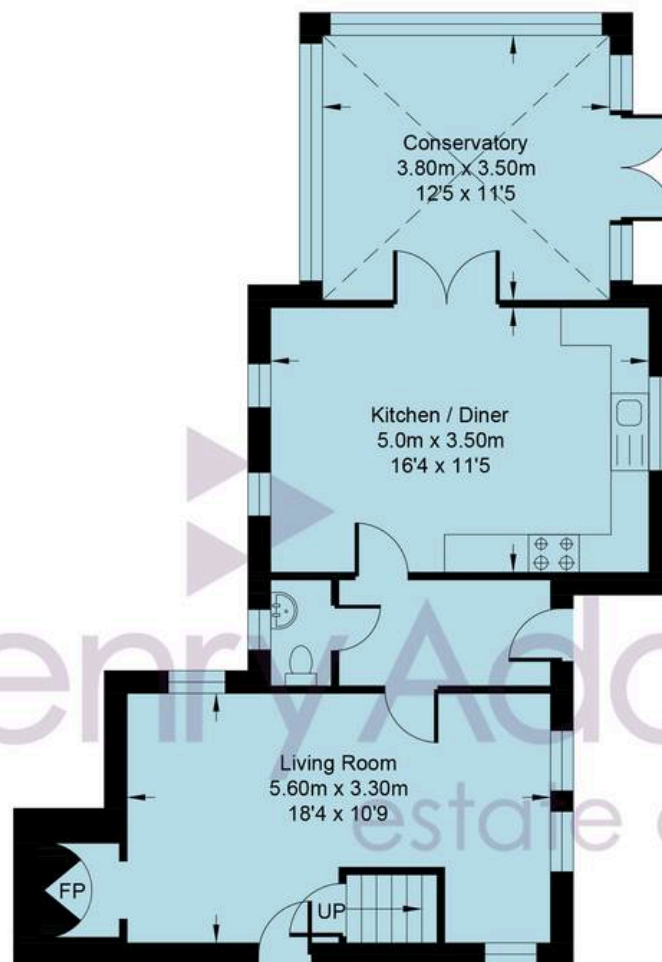
Rusper is nearby and easily accessible to Horsham,



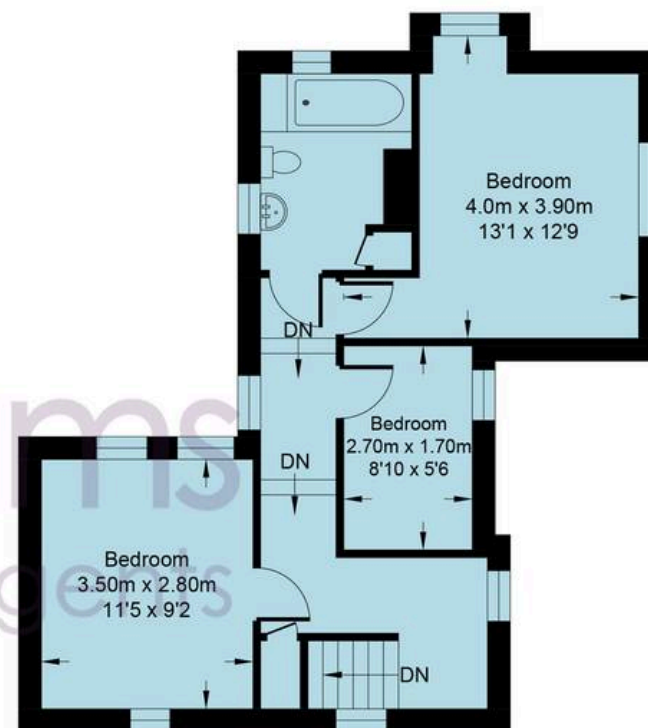




GARAGE



GROUND FLOOR



FIRST FLOOR

## Capel Road

Approximate Area = 1063 sq ft / 98.8 sq m

Garage Area = 312 sq ft / 29.0 sq m

Total = 1375 sq ft / 127.8 sq m

For identification only - not to scale











The property is accessed via a gated driveway providing space for several vehicles, there is a covered carport area leading to the detached double garage/workshop which is of generous proportions and has power and lighting, it also features a boarded loft providing additional space that is accessed via a pull down ladder. Adjoining the garage to the rear is potting shed and working area which is ideal for keen gardeners. The surrounding gardens of the property are a real feature and are bordered with a selection of beds which are well stocked with shrubs and planting as well as a post and rail fence, there is a meandering pathway through the garden areas plus further well planted areas and a fishpond provides an idyllic back drop, there is also opportunity to grow homegrown produce.

- Stunning characterful home believed to originally date back to the 1600's
- Original period features including inglenook fireplace, beamed ceilings and doors
- Three Bedrooms
- Grade II Listed
- Gated Driveway with Parking for Several Vehicles
- Amazing views over the surrounding countryside
- Semi rural location with access to Rusper, Capel and Horsham
- Detached Double Garage with Boarded Loft Space Above
- Viewing Highly Recommended

Council Tax band: G

Tenure: Freehold











## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.