



Residential & Commercial Opportunity – Family Home, Greenfield Land & Stables For Sale

Charmill Cottage, Long Furlong, Findon, Worthing, West Sussex, BN14 0RJ

Offers Over £635,000 Freehold

Approx 20 Acres

Michael
Jones
& Company

- Residential and Commercial Opportunity
- Family Home plus Land and Stables
- To include Circa 20 Acres of Greenfield Land
- Five Bedrooms and Three Reception Rooms
- Stunning Views over Cricket Ground and Countryside
- Rare Opportunity to acquire Living / Business Accommodation together

Location

The property enjoys an idyllic rural location within the South Downs national park and within easy reach of the charming and popular village of Findon which offers a choice of traditional pubs, restaurants, a church and a popular primary school. Findon Valley has a comprehensive shopping parade where there are also further amenities. Findon is a village located 4 miles to the north of Worthing with excellent transport links along the A24 and A27 trunk roads.

Description

Delightfully located 5 bedroom house overlooking the picturesque Findon cricket ground with circa 20 acres of commercial land located within the South Downs national park. The property is semi detached and comprises five bedrooms, two with en suite shower rooms, family bathroom, large sitting room, ground floor cloakroom, open plan kitchen/diner with large walled rear garden. Externally there is a double garage accessed via private driveway. The driveway also leads to a self-contained stable block comprising of four horse boxes (three singles and one double). The land has been used in the past as a camping and caravan site. Whilst this has not been run as a formal business it is felt that there is potential income streams from this opportunity moving forward.

Residential Accommodation

The accommodation in more detail with approximate room sizes as follows:

Approached by a long lane, pathway to covered entrance with double glazed front door to entrance hall.

Ground Floor Cloakroom

Low level WC, wash hand basin, cupboard.

Sitting Room

23'5" x 11'3". Being a triple aspect room having views over the cricket ground and the rear gardens. Open fireplace, patio doors to garden.

Living Room

14'6" x 12'6". Fireplace, window overlooking the cricket ground, this opens to:

Dining Room

9'1" x 8'2". Doors to conservatory and also opens into the kitchen.

Kitchen

11'1" x 10'3". Comprising one and a quarter bowl single drainer stainless steel sink unit inset into work surface with comprehensive range of wall and base units, built in oven, hob with extractor above, integrated fridge/freezer, part tiled walls, tiled flooring, window overlooking rear garden.

Landing

Access to loft space and storage cupboard.

Bedroom One

12'7" x 9'8". Attractive views over cricket ground.

En Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan.



Bedroom Two

10'6" x 9'8". With stunning views.

Bedroom Three

11'3" x 10'6". A dual aspect room with matching views.

En Suite Shower Room

Shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level WC, part tiled walls, extractor fan.

Bedroom Four

11'4" x 9'5". Dual aspect, superb views.

Bedroom Five

6'8" x 6'. May alternatively be used as a study.

Family Bathroom

Comprising panel enclosed bath, pedestal wash hand basin, low level WC, electric shower, airing cupboard.

OUTSIDE

Front Garden

Small area of lawn with borders, pathway.

Rear Garden

A feature of the property being enclosed by flint retaining walls, mainly laid to lawn with patio area, superb views.

Garage & Associated Parking

Open plan frontage provides off road parking for vehicles leading to:

Double Garage

19'9" x 16'4". Up and over door, light and power.

Stable Block

Comprising of four stables in self-contained block, one double stable block and three single stable blocks of wood construction under felt roof.

Land

The sale includes a parcel of Greenfield land totaling circa 20 acres which has previously been used for equestrian use and also as a camping and caravan site.

Whilst the caravan and camping site has not been run as a formal business, it is felt that there is potential income streams for this opportunity moving forward. Further information is available to interested parties upon request.

Tenure

The property is available freehold with full vacant possession upon completion.

Price

Offers Over £635,000 Freehold.

Business Rates

According to the VOA website, the land has a rateable value of £1,750 so could be eligible for small business rates relief. Interested parties are asked to verify this with the local rates department.

Agents Note

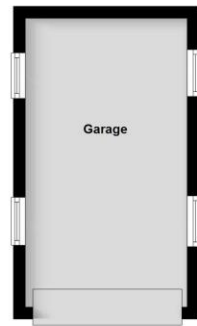
The vendor will consider splitting the various entities up and would therefore consider disposing of the residential property on its own with further details available to interested parties upon request.

Viewing


Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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