



***Abbotts House,
Hole Street, Wiston, Nr. Steyning, West Sussex.***

Abbotts House,

Hole Street, Wiston, Nr. Steyning, West Sussex. BN44 3DH

Rental Guide: POA Approx £4,000 PCM

To let on an Assured Shorthold Tenancy for the minimum 12 months as a minimum (unfurnished).

- Beautiful Listed Farmhouse
- Former Stabling, Granary and Sussex Barn
- Three Reception Rooms
- Five Bedrooms & Two Bathrooms
- Gated Driveway & Parking
- Optional Small Paddock

Description

A beautiful Listed five-bedroom farmhouse of historical importance affording excellent family accommodation & set within lovely gardens & grounds including attractive range of traditional former farm buildings, fine Sussex Barn, stabling and optional small paddock for grazing. Well-presented and spacious family accommodation. Lovely gardens including traditional dovecot & adjoining water meadow, gated driveway with extensive parking, garage, former stables/stores, Former granary suitable as potential office/store. Former dairy/storage, Sussex Barn.

Entrance Hall radiator, oak doors to

Cloak Room w.c., wash hand basin.

Dining Room 13' 10" x 13' 4" (4.21m x 4.06m) dual aspect, two radiators.

Drawing Room 17' 0" x 16' 10" (5.18m x 5.13m) inglenook fireplace with wood burning stove, painted beams, two radiators, dual aspect

Family Room 16' 8" x 10' 9" (5.08m x 3.27m) with fitted carpet, radiator, built in cupboard.

Utility Room 17' 0" x 12' 9" (5.18m x 3.88m) Laundry cupboard, plumbing for washing machine, base units with wooden worktops and space for tumble dryer.

Kitchen/Breakfast Room 18' 1" x 12' 9" (5.51m x 3.88m) Superb range of fitted base units, electric Aga, halogen hob and electric oven, larder cupboard, American style fridge freezer, painted beams.

Boot Room/Rear Hall Door to garden

Bedroom One 14' 4" x 11' 7" (4.37m x 3.53m) Fitted carpet, radiator

Bedroom Two 14' 4" x 9' 4" (4.37m x 2.84m) Fitted carpet, radiator

Bedroom Three 10' 9" x 11' 9" (3.27m x 3.58m) Wardrobes, radiator, carpet.

Bathroom One Modern white suite comprising bath with shower over, w.c basin, heated towel rail

Bedroom Four 10' 10" x 9' 9" (3.30m x 2.97m) with fitted carpet, radiator, wash hand basin

Bedroom Five 11' 6" x 8' 5" (3.50m x 2.56m) with fitted carpet, radiator.

Bathroom Two Modern white suite comprising freestanding, separate shower cubicle, wash hand basin, low level w.c, heated towel rail, laminate wood floor.

Outside

The house sits in lovely gardens and grounds with part flint and brick wall to the front and with wide areas of lawn with paths to the side and rear of the house and with mixed fruit trees. There is a brick and tile dovecot and a decked seating area.

Garage building approx. 14'6 x 14'6 internal (4.42m x 4.42m) with pair of wooden doors to the front onto a courtyard area.

Range of former stables currently used for storage with the possibility to convert two stables back to animal use, measuring internally approx. to stable one 15'6 x 8'0 average (4.72m x 2.44m), stable two 15'0 x 7'5 (4.70m x 2.26m) part converted into an office with part dry lined walls and office carpet, power and light points, stable three 15'7 x 7'6 (4.75m x 2.29m), stable four 15'7 x 9'0 (4.75m x 2.74m).

The East end of the garden is part open from the formal lawn area to a wildflower area. Optional small paddock area for grazing.

Driveway leading to parking. buildings including an old dairy building, part open fronted and measuring overall internally approx. 68'0 x 8'0 x 15'8 (20.73m x 2.44m x 4.78m)

Sussex Barn measuring internally approx. 42'0 x 20'0 (12.80m x 6.10m) with side entertaining stage and part mezzanine floor.

Former granary building, the ground floor of which has previously served as an office or store approx. 29'0 x 15'0 (8.84m x 4.57m) internal with power and light, with original walls whitewashed over.

Situated mid-way along Hole Street leading between Wiston and Ashington. The village of Ashington includes a range of local facilities. More extensive facilities can be found at the old market town of Steyning, approximately 4 miles to the South-East. Steyning offers a good range of local shops, trades and services, a health and sports centre with swimming pool, library and other community facilities with schools for all age groups. Good access to the A24 giving access to Worthing in the South and Horsham approximately 10 miles to the North. The road also provides dual carriageway connections to the A27/M27 and the M23/M25.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band G.
3. **Service:** Mains water & electricity are connected, Oil operated boiler.
4. Photos taken May 2018 and particulars revised October 2022.

Viewing

Strictly by appointment: Please call Jake or Tina on **01903 812129**.



