

**Penfolds,
Property People.**

Kirdford, Billingshurst.
£795,000 Freehold



Penfolds, Specification.

This pretty cottage was built in c1760 as the original village bakery. Later it became the village shop, an antique shop and finally converted to a residential home in around 1987. There is huge potential to re-furbish and update the property which has a beautiful beamed and vaulted ceiling in the main reception room. The main bedroom and bathroom are on one side of the hall and two further bedrooms and bathroom on the other. This makes for a lovely and private retreat from the rest of the house. There is a gate from the cottage garden directly on to the recreation ground and on to The Half Moon pub. The cottage is located in the centre of Kirdford with its award winning shop and miles of beautiful West Sussex countryside to explore.

- Grade II listed cottage in centre of village of Kirdford
- Opportunity to re-furbish and update.
- Main bedroom and en-suite
- Two further bedrooms
- Bathroom
- Study
- Snug
- Cottage gardens and off road parking for several cars
- Garage
- EPC: F Chichester District Council Band F





"The cottage is steeped in history and our parents wanted to change the name of the house to "Hannahs" in memory of the original baker in the village, Hannah Sopp. They loved being part of such a friendly community and having a wonderful village shop on the doorstep."

The Owner



01403 289414

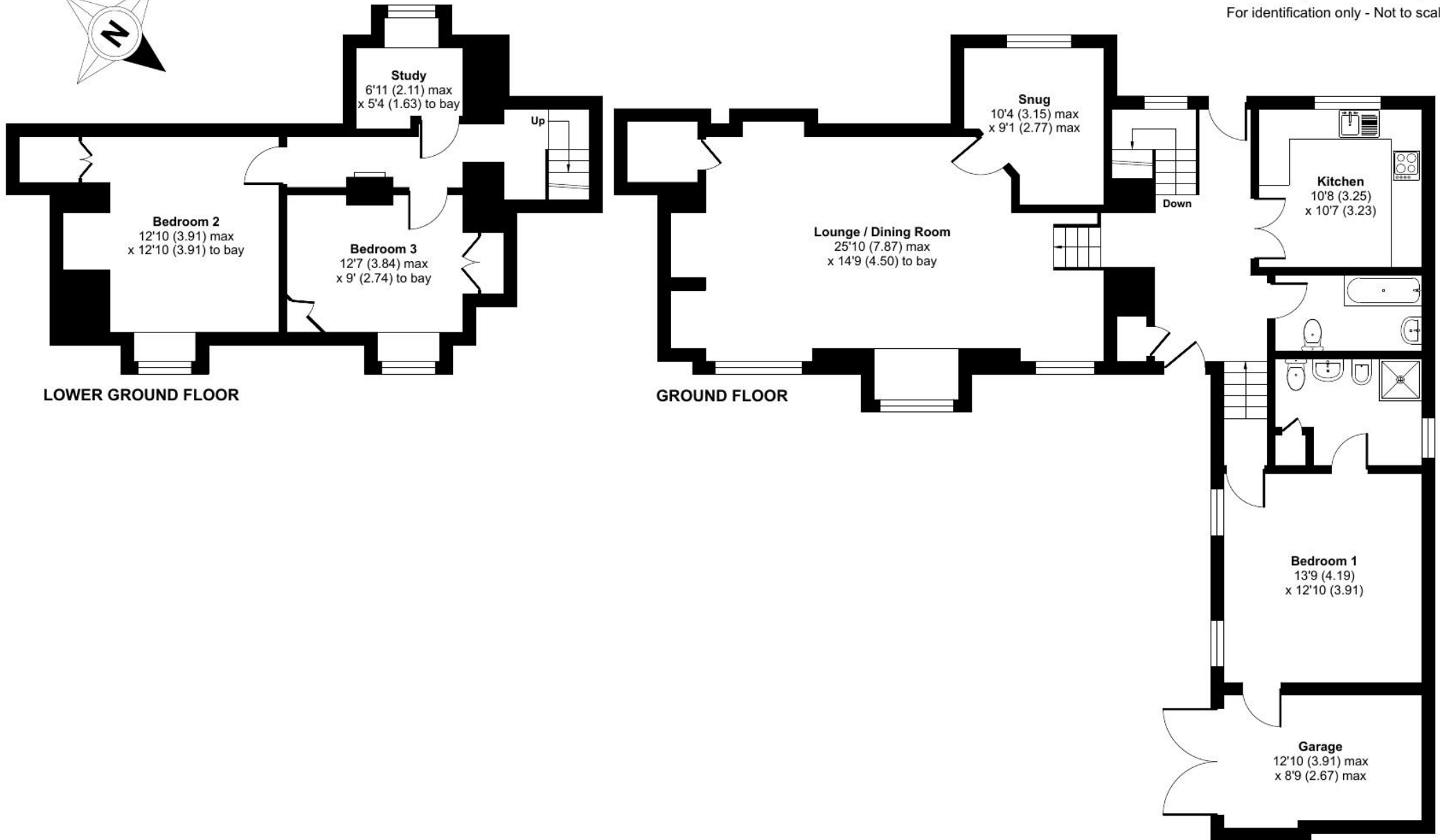
enquiries@penfoldsestateagents.co.uk

Approximate Area = 1586 sq ft / 147.3 sq m

Garage = 108 sq ft / 10 sq m

Total = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

