

**BED**

Beeding Court, Shoreham Road, Steyning, BN44 3TN

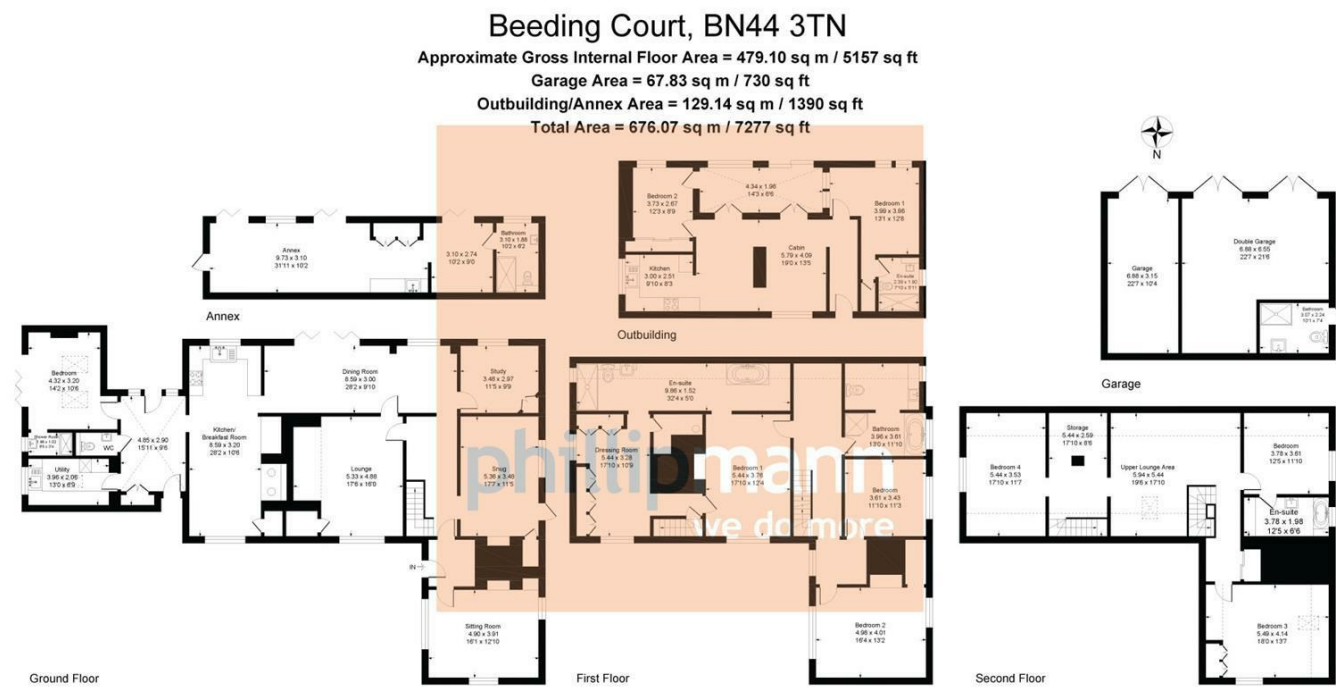


Illustration for identification purposes only, measurements are approximate, not to scale



localknowledge...

Beeding Court is situated on the southern outskirts of Upper Beeding, down a private driveway and with river frontage to the west. Upper Beeding has a range of local shops, school and church. A more extensive range of facilities can be found in around the village of Bramber and the old market town of Steyning, which lie to the north west of Upper Beeding.

**moreinfo...**

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## inbrief...

Although a manor house on the site of Beeding Court is recorded as early as 1326, it is understood that the present building dates from the late 16th Century, with the later addition dating from the early 17th Century. Of timber-framed construction (with some timbers believed to have been re-used from the original medieval dwelling) the property was re-faced in the late 18th/early 19th Century in flint, with a red brick sitting course and window dressings. It is understood that the house was once used as the village Sunday School.

Style:	Grade II Listed House
Bedrooms:	7 Bedrooms
Reception rooms:	5 Reception Rooms
Area:	7277 SQFT/676.07 SQM
Outside:	Walled Garden within 9 Acres
Parking:	Ample Parking & Garages
Energy rating:	D
Council Tax Band:	G

## moredetail...

Listed Grade II, of special architectural or historic importance, the property has been the subject of extensive refurbishment and updating throughout it's years of ownership; resulting in a beautifully appointed character family home totalling nearly 5,400 sq ft, combining a wealth of period features with all the comfort of modern living. Points of note include a wealth of exposed timbers, a number of restored fireplaces, wooden framed casement and sash windows, period style radiators, restored original flooring and under-floor heating through some of the ground floor.

The accommodation is arranged over three floors, briefly comprising

- A solid wood front door opens to the entrance hall, which has flagstone floor, a trap door opening to the cellar and staircase rising to the first floor.
- There are three reception rooms lying off the entrance hall; a triple aspect sitting room with stripped wood floor and fireplace with carved stone surround; a light and bright garden room along with stone fireplace and a door opening to the garden; and a cosy snug, featuring a handsome brick inglenook fireplace with cast iron hood, slate hearth and former bread oven.
- The dining room has a striking Belgian blue foil limestone floor and bi-fold doors opening to the south facing terrace.
- The limestone floor continues through into the kitchen/breakfast room, which is superbly appointed with a range of bespoke floor mounted units and fitted dresser, complemented by black granite worktops and number of integrated appliances. The former fireplace recess houses a four-oven Aga.
- Adjoining the kitchen is the rear hall, which was added to join the former bakery to the main house featuring a contemporary vaulted glass ceiling and limestone tiled floor. Lying off the hall is a cloakroom with WC; utility room with range of units and space for laundry appliances; and downstairs bedroom and en-suite, which has a vaulted ceiling.



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email [michael@phillipmann.com](mailto:michael@phillipmann.com)



## Bear in mind...

Two bay stable block to the rear of the property with three bays with plumbing and eclectic supply, two further paddocks with water supply and extensive planting of trees and hedging to increase privacy.