



42 High Street, Findon, Worthing, BN14 0SZ

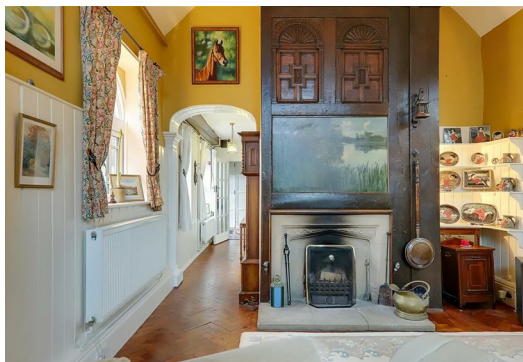
Guide Price £1,100,000

and company  
**bacon**  
*bespoke*



A very rare opportunity to own this magnificent Sussex style detached house believed to have been converted from a coach house around 1890 to a dwelling with the dining room believed to have been a stable area for two horses and the coach believed to have been stored in the lounge area. The entrance and grounds to the property are breath taking and entirely secluded in this semi rural village location backing onto to open fields. The stone fireplace is a great feature and the original oil painting of Patching pond is offered with the purchase price. Many of the original features and bespoke windows have been replaced sympathetically to reflect the history of this property. The property has an annex now and although this is currently used as part of the main house, it could easily be separated to use for a dependant relative or home and income. Accommodation includes as follows: Reception hall, inner hall, kitchen/breakfast room, utility area, L shaped lounge/diner, conservatory, snug leading to the annex consisting of a dressing area, wet room, another kitchen and large bedroom (possible living room). On the first floor there are two further bedrooms, separate WC and family bathroom. There is a loft room currently used by the owners as a bedroom. The views of this property are breath taking over fields at the rear and over the beautiful gardens and patio area to the front. There is a driveway to detached double garage with additional parking. Viewing is highly recommended.

- Findon Village / Semi Rural Location
- Backs Onto Open Countryside
- Converted Old Coach House and Stables
- Possible Annex
- Magnificent Accommodation
- Breathtaking Grounds
- Parking & Double Garage
- Viewing Highly Recommended



### A Little Bit Of History

Reported in the Furlong Magazine, there is a picture of a horse sketched by Guendolen Douglas, the daughter of Findon Artist Edwin Douglas. Emma also owned Pebble Cottage in the high street and on her land off the high street she had coach houses and Stabling for her Arab carriage horses. Emma married William Hunt, an artist in Paddington and became known as Mrs William Hunt. At this point (1891) she converted one of the coach-houses into a spacious studio for her Artist husband and this became know as The Studio. The Hunt's resided next door.

In the stables she kept her carriage horses, Arab again. One of these was a fine stallion called Findon Don. Stories have been handed down of the spanking equipage she drove through the village accompanied by her dogs. Peacocks, including the rarer white variety, were kept in a large open pen in the grounds. Villagers stopped to look through the iron gate and see them strutting around with their magnificent trains. Coaches always stopped there when on excursions, or 'mystery trips' from Worthing for half a crown, it was one of the sights to see Findon High Street and the peacocks

### Grounds To The Front

Wrought iron arched gate built into a Sussex flint stone traditional wall enclosed by hedging reveals a pathway to the grounds and your first view of the property. There is a separate pathway to the garage and parking area. As you walk up the crazy stone pathway you are met by steps leading to a flagstone laid secluded patio area the owners use for breakfast and evening out door meals with steps leading to a private garden area mainly laid to lawn with mature flower and shrub borders. The house can be accessed by the front door or annex area and there is side access to the rear garden with some steps..

### Entrance

Feature arched part glazed front door.

### Reception Hall

Original tiled flooring, staircase to first floor with ornamental shelving and space under, wall mounted radiator levelled ceiling, door to inner hall and step up to snug.

### Inner Hall

Feature arched windows overlooking the front gardens, part glazed door to kitchen/breakfast room, access to lounge.

### Kitchen/Breakfast Room

3.78m x 3.76m (12'5 x 12'4)

Tiled flooring, levelled and beamed ceiling with inset lighting, radiator, space used for table and chairs, double glazed French doors to and overlooking the rear garden and fields, radiator, access to utility area.

Excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, integrated dishwasher and fridge freezer and space for larger cooker, matching wall cupboards, , additional cupboards and display shelving.

Tiled access to:

### Utility Area

Space used for washing machine, fridge freezer, storage and part glazed door to front. Attractive flint walling with double glazed windows.

### Lounge

7.95m x 5.26m (26'1 x 17'3)

Magnificent room with Parquet flooring throughout, spectacular bespoke open fireplace with wood chimney breast and original Patching pond portrait oil painting between, vaulted beamed ceiling and raised area with stes and door to rear garden, part wood panelled doors, display shelving with lighting, double glazed window to front, arched access to dining area.

### Dining Room

4.29m x 3.53m (14'1 x 11'7)

Continued Parquet flooring , space used for dining table and chairs, large arched double doors and windows to and overlooking the front patio area, vaulted and beamed ceiling, part wood panelled walls, arched access with double doors to:

### Conservatory

4.29m x 3.61m (14'1 x 11'10)

Overlooking the front gardens and having double doors giving access to patio area, tiled flooring , self cleaning glazed roof, radiator.

### Snug

4.27m x 4.14m (14'0 x 13'7)

Radiator, double glazed window to front, fireplace and surround, original Parquet flooring, levelled ceiling, radiator, tiled steps leading to:

### Annex

Currently used as part of the main residence and consists of as follows.

### Tiled Dressing area

Excellent range of fitted cupboards with cupboards above, tiled flooring, door to:

### Wet Room/WC

Fully tiled with showering area, low level flush WC, pedestal wash hand basin,, heated towel rail, double glazed window, mirrored recess with cupboards under, levelled ceiling with inset lighting.

### Inner Hall

Arched door to front, access to:

### Kitchen (2)

2.62m x 2.01m (8'7 x 6'7)

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit and four ring hob with extractor and cover over, range of matching wall cupboards and part tiled walls, double glazed window to side, shelving, radiator.

### Master Bedroom

5.97m x 3.76m (19'7 x 12'4)

Double aspect double glazed windows overlooking gardens, two radiators, access to loft space.

### First Floor Landing

Levelled ceiling, double glazed window.

### Bedroom 2

4.19m x 4.09m (13'9 x 13'5)

Double aspect bespoke arched windows, built in wardrobes and cupboards eaves storage cupboards, views over the countryside at rear, two radiators.

### Bedroom 3

4.75m x 2.26m (15'7 x 7'5)

French style doors with bespoke arched windows to JULIETTE BALCONY, radiator, wood panelled walls.

### Separate WC

High level flush WC, pedestal wash hand basin, radiator, double glazed window with countryside views.

### Bathroom

Shaped panelled bath with independent shower over, wall mounted wash hand basin with range of fitted cupboards, work shelving. heated towel rail, tiled flooring (heated), inset lighting. Doors and steps leading to:

### Loft Room

4.04m x 3.15m (13'3 x 10'4)

Sky light windows and additional double glazed window with views, radiator. (presently used as a bedroom by its owners)

### Rear Garden

Raised lawn area backing onto open fields with patio seating area, stepped access to front. Access to property via steps from lounge and kitchen.

### Double Garage and Parking

Driveway with parking for several cars leading to Detached Double Garage with up and over door and door to front garden.

### Council Band F









Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

