



2 Lakers Cottage, North End Road
Yapton, West Sussex, BN18 0DL

2 Lakers Cottage, North End Road

A beautifully presented, quintessential English cottage set well within its grounds, and enjoying breathtaking views over surrounding countryside. This exceptional period home is located in a picturesque semi-rural position on the fringes of both Yapton and Walberton Village. Offering three bedrooms, a stunning open plan kitchen/dining/living space, gardens on three sides and off road parking.

Freehold · 3 bedrooms · Sitting room · Kitchen/dining/living space · Large timber workshop · Views over countryside

Description

A quintessential English cottage set well within its grounds, and enjoying breathtaking views over surrounding countryside. This beautiful period home is located on the fringes of both Yapton and Walberton village.

The approach is via North End Road, a pretty semi-rural location. From the road a shingle driveway leads to a gated parking area to the rear of the property.

The cottage enjoys gardens on three sides and versatile accommodation arranged over two levels.

The ground floor comprises of a welcoming entrance hall, with doors leading to the sitting room with an attractive feature fireplace, including wood burning stove. From the sitting room a doorway leads to the large open plan sitting/dining and living space. This exceptional living area has recently undergone a complete schedule of updating and remodelling and now offers a modern well-appointed kitchen a spacious dining and living space, with part vaulted ceiling and large picture windows giving views over the gardens and fields beyond.

There are three good sized bedrooms, one of which is located on the ground floor and is served on that level by a modern shower room. The remaining two bedrooms and family bathroom are located on the first floor.



The gardens are particularly attractive offering stunning far reaching farmland views. The gardens consist of well kept lawns and herbaceous borders. There is a patio area wrapping around the side of the property leading to a large area of hardstanding and the pretty front gardens. Of particular note is the large timber workshop with attached wood shed, the workshop benefitting from power, light and plumbing for an additional washing machine.

At the rear of the garden is a shingle parking area, accessed from a lane to the side of the cottage.

Location

This historic Sussex village lies some 8.5 miles to the south east of city of Chichester and some 3 miles to the west of Arundel, close to the West Sussex coast. Communications are good with the nearby A27 providing convenient vehicle access to many provincial centres including Portsmouth, Worthing and Brighton. Nearby Barnham station is under 1.5 miles away and provides a regular rail service to London Victoria. Yapton itself offers a selection of local shops, a parish church and public house. Both Arundel and Chichester provide a more comprehensive range of facilities, the latter being arranged within a partly pedestrianised centre.

The surrounding area provides many recreational and sporting activities, including a number of golf courses, the nearest being at Avisford Park in Walberton. Glorious Goodwood is about 8.5 miles to the north and whilst best known for its horse racing, also provides a private airfield, country club and is becoming increasingly well known for the Revival of its historic motor circuit and the annual Festival of Speed.

Chichester and Littlehampton harbours are particularly popular with sailors, and the beaches of West Wittering and Climping provide opportunities for bathing, windsurfing and kite surfing. The recently created South Downs National Park is criss-crossed with many bridle paths and footpaths for walkers, mountain bikers and riders.

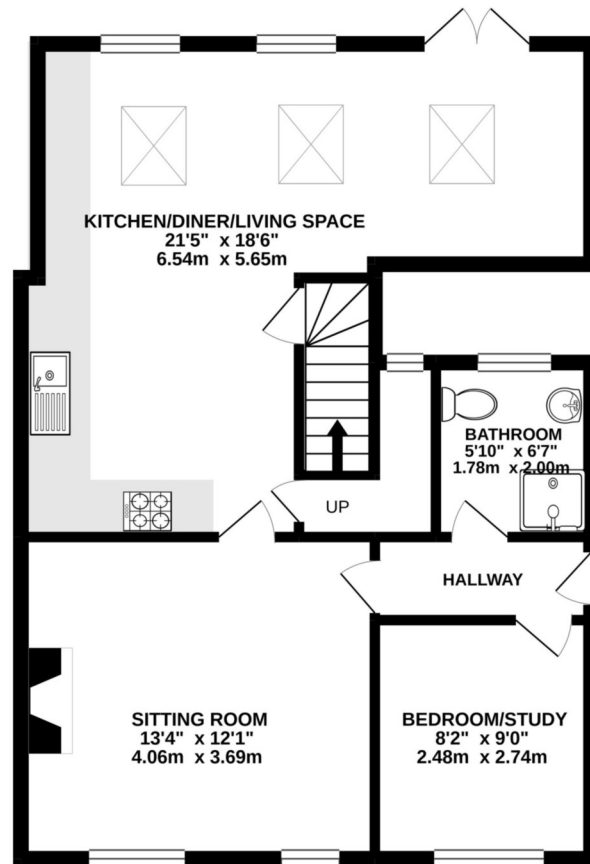




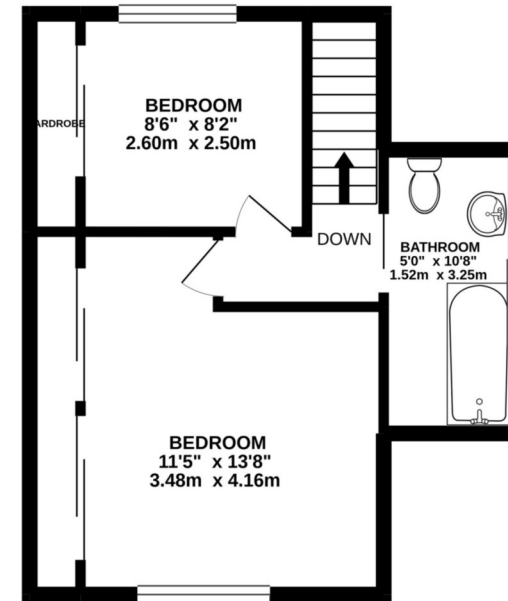




GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.1 sq.m.) approx.

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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Services

Water, electricity, oil central heating and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band D

Reference

PEG - 2lak

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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