



# EQUUS

*Country & Equestrian*



**VIKING COTTAGE**



## Viking Cottage, Crowhurst Lane, Lingfield, Surrey RH7 6NA

**NO CHAIN** - A unique 4 bedroom semi-detached property set at the end of a long shared private tarmac driveway with 9.66 acres (TBV) of mainly pastureland, 3 large barns and various other outbuildings offering good opportunities for equestrian enthusiasts and/or for those requiring substantial outbuildings.

There is ample space to adapt the existing buildings to include stabling as well as several flat areas of the land suitable for the addition of an outdoor riding arena (subject to permissions). Whilst the cottage is semi detached it gives the feel of being detached due to enjoying an open outlook over the land which is set to the side.

The spacious accommodation offered at the property is in need of redecorating, updating and reconfiguring (mostly on the 1st floor), however the kitchen has recently been installed with modern tiles and freestanding gas Range plus new double glazed windows.eip.

### OUTBUILDINGS / BARN

Refer to the plans in the brochure and on-line for sizes and number relating to the description

**BARN 1** - three access points, one each end plus a side access. Mezzanine floor above small workshop. Window to both sides. **BARN 2** - divided into 2 sections. **BARN 3** - divided into 3 parts with one part used for the horses whilst the balance for feed and hay storage this barn require some repair.

**6 SUMMER HOUSE** - timber and overlooking the fields.

**BARN 4** - adjacent to Barn 1. **SHED /BARN 5** - adjacent to the summer house. **SHED 7** - within the garden curtilage.

The majority of the barns are on a brick course and have lighting /power. Some do not. Some are timber construction and some are brick and or brick and rendered.

### LOCATION/AREA AWARENESS

The property is situated near to the village of Lingfield which provides a useful range of day to day amenities as well as a primary school and a main line station with a direct service to London Bridge in just 49 minutes as well as horse racing at the famous Lingfield Racecourse.

The market town of East Grinstead, offering comprehensive shopping facilities and railway station at Lingfield on the London via East Croydon line approx. 3 miles

distance.

There are good schools in the area including Lingfield Notre Dame, Imberhorne, Cumnor House, Worth Abbey and Ardingly College.

Access to the M25 is approximately 7 miles to the north, the M23 is approximately 5 miles to the west and Gatwick Airport, around 7 miles away, is the main airport in the South East for International horse transport.

For equestrian interests Hickstead, the South of England Showground and Felbridge Showground are all within easy horse box distance and hold an extensive variety of affiliated and unaffiliated events throughout the year. well as regular clinics. There are Cross country events are held nearby at Blindley Heath, where the course can be hired for schooling, Borde Hill and Ardingly.

### ACCOMMODATION - refer to the floor plan

**GROUND FLOOR** - 2 reception rooms (dining and living room), kitchen with small utility area and additional cloakroom. Rear storage room off the living room.

**FIRST FLOOR** - 4 bedrooms of which 2 are single. Family bathroom. All requires a considered re-arrangement as well as complete updating and decorating.

### MATERIAL INFORMATION

**TENURE:** Freehold

**PROPERTY TYPE:** Semi-detached / **PROPERTY CONSTRUCTION:** Brick

**NUMBER & TYPE OF ROOM/S:** 2 receptions / 4 bedrooms / 1 bathroom / kitchen plus WC / store room / see attached floor plans.

**PARKING:** Private / Multiple off road

**LOCAL AUTHORITY:** Tandridge / **TAX BAND:** F

**EPC RATING:** D 57/74 - Certificate number 0310-2055-2590-2906-1771. Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

### SERVICES

**HEATING:** LPG gas with underground tank same supply for cooking/ **SEWAGE:** Private shared then pumped into main / **WATER SUPPLY:** Metered via farm / **ELECTRICITY SUPPLY:** Mains / Outbuildings where connected from the house supply.

### ACCESS, LAND & GROUNDS

The property is on 2 land registry titles. The house and barns on one and the land on





the other. The whole is 9.66 ACRES (TBV\*).

The lane in off the highway to the property is owned by another party with Rights Of Access for all residences/owners. The property is set down and at the end of this lane/drive.

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

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All Viewings are strictly by Appointment with the Vendors' Agent  
 Block viewings will be arranged in advance between certain hours.

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W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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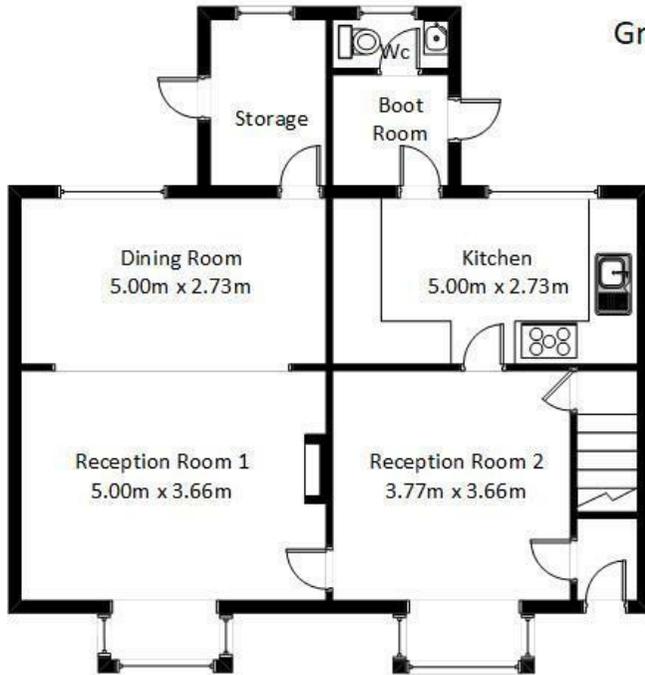
## Offers in the region of £1,100,000



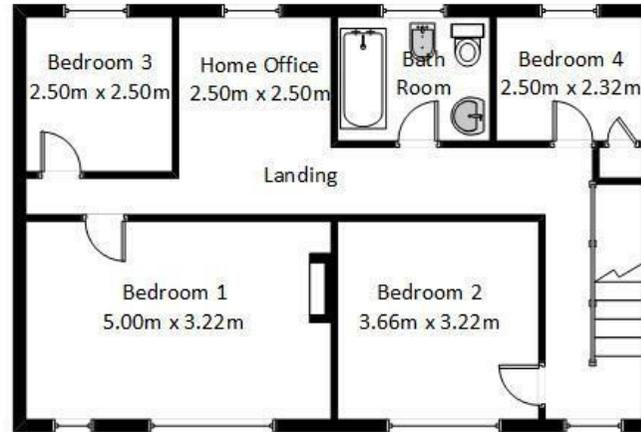
# VC - RH7



Gross internal floor area approximately  
146.1 square metres  
(1573 square feet)



Ground Floor



First Floor



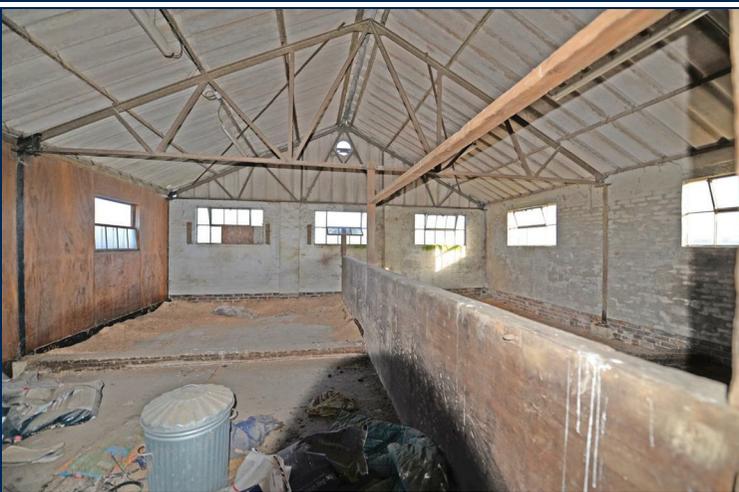
This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.  
Invicta EPC      www.invictaepc.com      email: rwood@invictaepc.com

| 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 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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