



# THE MALTHOUSE

◆ HURSTPIERPOINT ◆



## CHOCOLATE BOX COTTAGE ON A SPECTACULAR PLOT

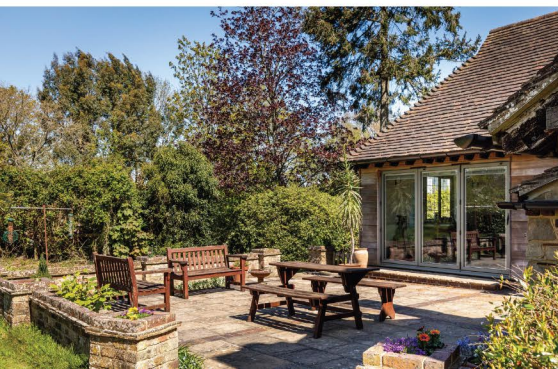
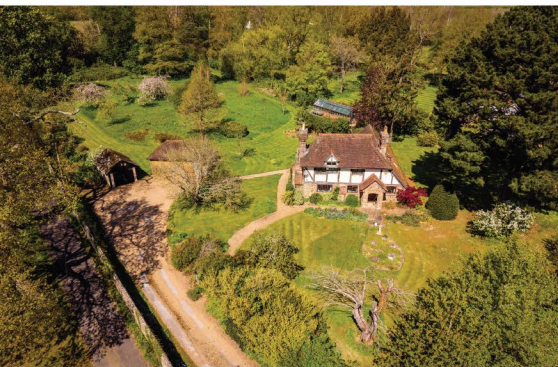
Welcome to The Malthouse – a truly gorgeous “chocolate box” detached cottage tucked away on Malthouse Lane in one of Hurstpierpoint’s most desirable positions, sitting in a stunning 1.75 acre plot adjacent to Hurst College cricket pitch.

Built in 1926 using reclaimed timbers from a property further up the lane, The Malthouse has a wonderful sense of history and individuality but, importantly, it is not listed. That gives a buyer the rare combination of authentic period character without the usual constraints that can come with a listed home.

In total the property extends to approximately 2,645 sq ft including the garaging and outbuildings, with the main house offering beautifully characterful and versatile accommodation arranged over two floors. The elevations are as charming as you could hope for, with brick, tile hung and timber-framed detailing, leaded windows, substantial chimney stacks and pretty cottage planting framing the house beautifully.

Overall, The Malthouse offers the rare blend of character, versatility and setting – a home with genuine soul, beautiful grounds and a position that is hard to beat.





## THE GARDENS & GROUNDS.

The setting is without doubt one of the real highlights. The plot extends to approximately 1.75 acres and feels beautifully established, with sweeping lawns, mature trees, colourful planting, meandering pathways and a real sense of privacy. It is the kind of garden that immediately makes you want to explore.

To the front, the house is approached via a driveway with plenty of parking, leading to a detached double garage and separate single garage/outbuilding, ideal for classic cars, storage, garden machinery or even future ancillary use subject to any necessary consents. There is also a substantial greenhouse, which will certainly appeal to keen gardeners. The gardens wrap around the house beautifully and offer a mixture of formal and more natural areas. There are areas of lawn for children to run around, established borders for year-round colour and several places to sit and enjoy the outlook. The paved terrace sits just off the 2014 family room extension and is a brilliant spot for 'al-fresco' dining, morning coffee or evening drinks in the summer months.

For anyone with a love of gardening, outdoor living or simply wanting space around them, the grounds here are very special indeed. The fact they sit adjacent to Hurst College cricket pitch only adds to the sense of being in a "quintessentially English" setting.

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## CHARACTER & CHARM

The living space at The Malthouse is packed with character, with exposed beams, timber framing, latch doors, leaded windows, brick fireplaces, wide timber floorboards and a beautiful central staircase giving the house a wonderfully warm and inviting feel. The main dining/reception room is a fabulous room extending to almost 30ft, with distinct sitting and dining zones, exposed timbers overhead and a fireplace with wood-burning stove creating a natural focal point. This is a room that feels cosy in winter but still spacious enough for entertaining family and friends.

The kitchen sits to the rear and has a lovely cottage feel, with shaker-style units, tiled flooring, integrated appliances, exposed beams and windows overlooking the garden. It flows well from the main reception space and has direct access through towards the rear of the house.

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The real surprise is the family room extension, added in 2014. This is a lovely light-filled space with a vaulted ceiling, stone flooring, underfloor heating and bi-folding doors opening out on to the terrace and garden beyond. It gives the home a more contemporary everyday living space whilst still feeling sympathetic to the older part of the house. It is very much the room you can imagine being used throughout the day whether than be breakfast with the doors open in summer, Sunday lunch with the family, or a quiet spot to sit and admire the garden.

There is also a separate study on the ground floor, which offers excellent versatility. It could work brilliantly as a home office, snug, hobby room or bedroom depending on need.





## BATH & BED

The bedroom accommodation is arranged over both floors, giving the house a flexible layout that could suit a variety of buyers. On the first floor there are two charming double bedrooms, both full of character with exposed timbers, leaded windows and lovely views out across the gardens. These rooms have all the appeal you would hope for in a cottage of this style, with sloping ceilings, timber detailing and outlooks that remind you just how special the setting is.

The first floor bathroom is wonderfully characterful too, with exposed beams, a roll-top bath, traditional fittings and a window overlooking the greenery beyond. On the ground floor there are two further rooms that can be used as bedrooms, giving the layout a great deal of practicality. One is shown as a bedroom on the floorplan, positioned near the ground floor bathroom, making it ideal for guests or anyone needing ground floor sleeping accommodation. The study also gives additional flexibility and could be used as a fourth bedroom if required.

The ground floor bathroom is a really useful addition and means the house has genuine ground floor bedroom/bathroom space.





## THE HURST LIFE

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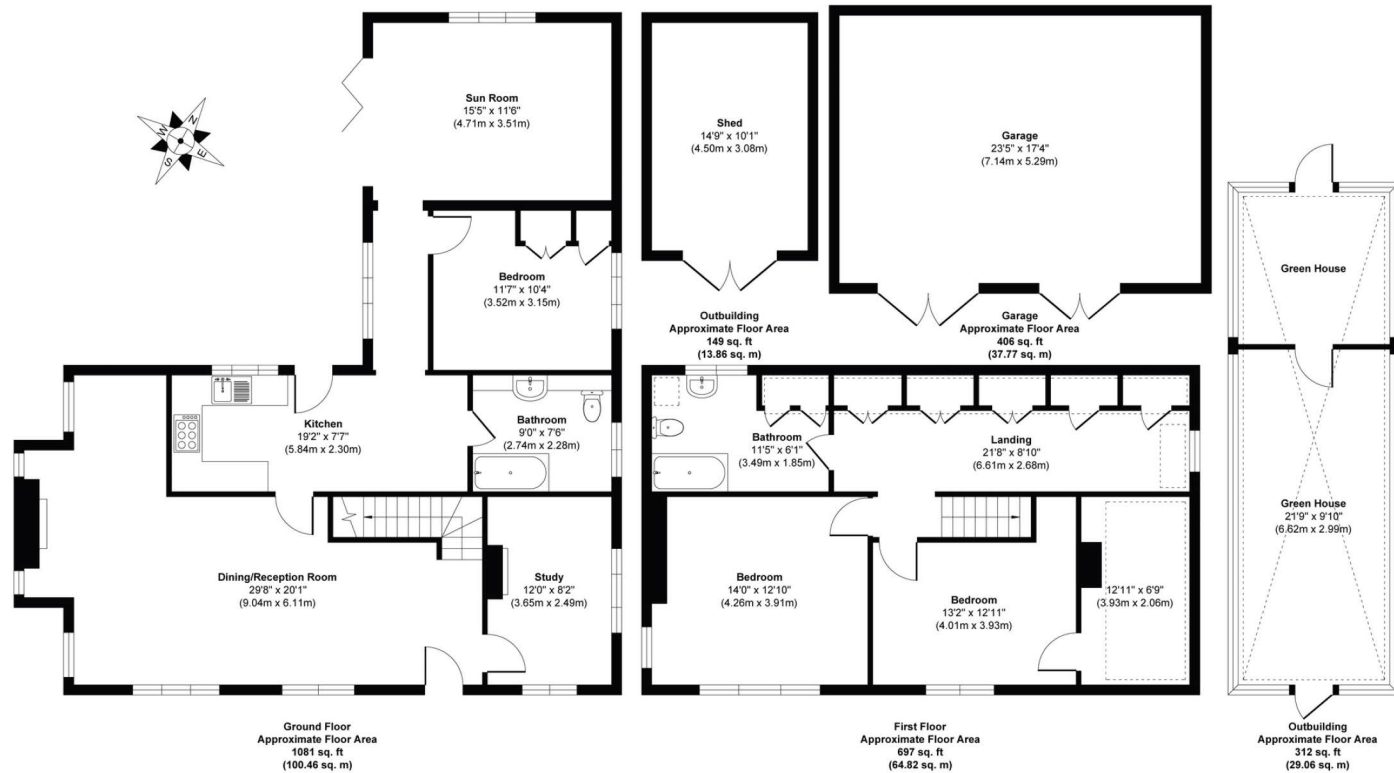


Malthouse Lane lies just beyond the northern edge of Hurstpierpoint, a thriving village known for its traditional High Street and sense of community. Independent shops, cafés, and public houses line the centre, alongside a primary school, churches, a library and a health centre. The highly regarded Hurstpierpoint College is literally adjacent and has a fabulous reputation. This home sits just opposite footpaths which can get you, on foot, to Tesco superstore in Burgess Hill in around 15 mins. It is also great for dog walking.



The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).



**Approx. Gross Internal Floor Area 2645 sq. ft / 245.97 sq. m (Including Garage/Outbuilding)**

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

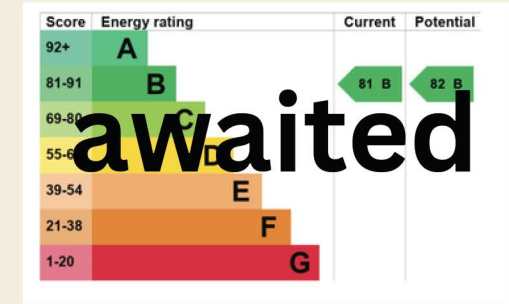
Produced by Elements Property

# The Finer Details

Tenure: Freehold  
 Title Number: WSX259816  
 Local Authority: Mid Sussex District Council  
 Council Tax Band: F  
 Plot Size: 1.75 acres

Services: Gas heating, mains electricity, septic tank drainage and mains water (none tested).

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.





THE MALTHOUSE

MALTHOUSE LANE  
HURSTPIERPOINT  
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