



hamlyn  
smith.

Lidde Hill Farm, Henfield, BN5 9AA

£950,000

# hamlyn smith.

 4 Bedrooms

 2 Receptions

 3 Bathrooms

Located to the north of the West Sussex village of Henfield, in a peaceful location, this former coach house, once part of Lidde Hill Farm, is now a four-bedroom home, with gardens and woodland on a substantial plot of its own. Approached via a private road, The Coach House has a gravel driveway, with parking for multiple vehicles. Historic features of the house have been retained – including curved brickwork to the edge of the front door which would have once been the stable entrance, said to be curved to allow for the horses to pass easily.



- Detached four bedroom home
- Semi rural location
- Double garage
- Large driveway
- Wrap around gardens
- Downstairs bedroom and bathroom
- Well presented throughout

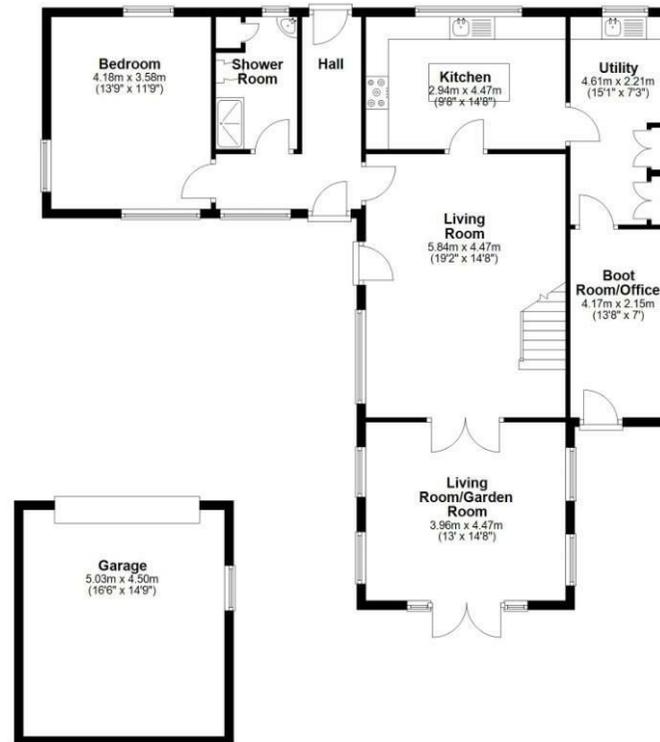




 50 Goldstone Villas, Hove, BN3 3RS  
 01273 762222  
 hello@hamlynsmith.co.uk



Ground Floor



First Floor



Total area: approx. 177.5 sq. metres (1910.4 sq. feet)

Garage is not included in square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

In front of the house there is an area of woodland which belongs to the property and provides a green outlook for all the front facing rooms. There is also a large lawn to the side of the house which opens directly onto the Sussex countryside, with beautiful views and access to footpaths. Inside, a wide entrance hall sits in the centre of the house, with the ground floor accommodation arranged to either side. On the right-hand side there is a triple-aspect lounge which would also make a fantastic double bedroom, or a home office. Adjacent is the downstairs shower room, which is a very good size, and well-presented, with large format tiles on both the walls and floor.

On the other side of the entrance hall is the main reception room, incorporating a dining area. Stunning Travertine floors, extend from here through to the garden room, as well as into the kitchen and utility room, giving a contemporary sense of continuity to the space. Windows in the dining area fill the room with natural light and there is a door directly onto the rear garden. On the opposite wall there are bespoke bookcases with cabinets built in beneath the stairs. From the reception room, there are sight lines through to a further triple aspect lounge, or garden room, which has double doors opening to the brick patio.

The kitchen, remodelled by the current owners, has country-style cabinetry in cream, with granite work surfaces. There is space for a range stove and integrated appliances include an AEG dishwasher and an Electrolux microwave. A kitchen island has further cabinets and a built-in wine rack. From the kitchen a door leads to a utility room where there are further work surfaces, a sink, and space for a washing machine, a dryer and a full-height fridge freezer. Beyond the utility room is a further room, which also has a door to the garden, and would make a spacious boot room, gym, or office.

Upstairs there are three generous double bedrooms, including a principal bedroom with en-suite shower room, and the main bathroom. The light throughout the house is remarkable, with many of the rooms benefitting from windows on two or more sides, and upstairs is no exception, with the bedrooms arranged off a light and airy central landing.

Outside, as well as the woodland at the front of the house, and the lawn to the side, there is a lovely rear garden with patios and lawn, and a greenhouse. There is also a good-sized garage. The house has oil-fired central heating, is fully double-glazed, and the reception room has underfloor heating.

