



THE MALTHOUSE

WEST HOATHLY

Welcome to 'The Malthouse' – a sublime detached character home that has been the subject of painstaking renovation and extension and sits on a tucked away 1.2 acre plot with breath-taking views over undulating Sussex countryside.

A true rural idyll in the heart of West Hoathly.





A HIDDEN IDYLL

This home is one of the lovers of quintessential village living and gorgeous interiors. It has been transformed and offers the perfect blend of spaciousness, cosiness, alluring character and contemporary high spec finishes.

Upon entry you're welcomed by a generous hallway with stone flooring and a calming colour palette that hints at what lies beyond.





THE WOW FACTOR

It is the open plan kitchen/dining/family room that is, without doubt, the beating heart of this home. Extending to 28ft x 25ft, this remarkable space has been transformed with the addition of a rear extension and now makes the most of the glorious, wooded vista over the garden. Remarkably, this room manages to create a feeling of both roominess - with plenty of natural light and cosiness with a large inglenook open fireplace, perfect for cosying up in front of the fire on a chilly winter's evening.

The kitchen itself is from Yew Tree Kitchens and boasts timeless shaker-style cabinetry in 'Pantalon' by Farrow & Ball, sitting under stunning "Calacutta Viola" quartz marble counters. The thick flowing veins enchant the eyes to make this a truly striking space that is sublime for entertaining and there is wet underfloor heating underneath the engineered oak flooring.

For a keen chef, you have a Rangemaster with induction hob. You also have a range of integrated appliances including full height fridge & freezer and dishwasher and an immense amount of storage & prep space. The extension has vaulted ceilings to create a voluminous feel and a cleverly positioned picture window frames the St Margarets Church Spire perfectly.







Practicality wise, you have a brilliant boot room with vast built in storage. This room leads through to the utility room, which in turn opens out to the front of the house making it absolutely ideal after a muddy dog walk or football & rugby training with the children.

There is also an essential ground floor cloakroom.



An opening from the kitchen seamlessly connects with the formal dining room. This room offers incredible flexibility and could be used as a sitting room or play room if you have children and the tongue & groove panelling creates texture and warmth.

The sitting room offers an inviting retreat of an evening and the chic panelling, exposed beams, column radiator and a log burner combine to create a characterful feel.





THE MASTER SUITE

Heading upstairs you'll again notice the views towards the church spire at the top of the staircase and you're met by five bedrooms and two bathrooms.

The 26ft master suite is fabulous and has been designed to make the most of the glorious views which you can enjoy from the bed and the bathtub! There are generous sleeping quarters, extensive fitted wardrobes and the ensuite is beautifully finished with "his & hers" sinks and walk-in shower.



SWEET DREAMS



At 17ft the second bedroom is another great double with fitted wardrobes and direct access up into the attic room.

The third and fourth bedrooms are also a great doubles with bed 3 enjoying fitted wardrobes.

The fifth bedroom is a single and perfect as a home office or nursery.

The family shower room has been beautifully refitted with walk-in shower, stylish vanity unit and heated towel rail.

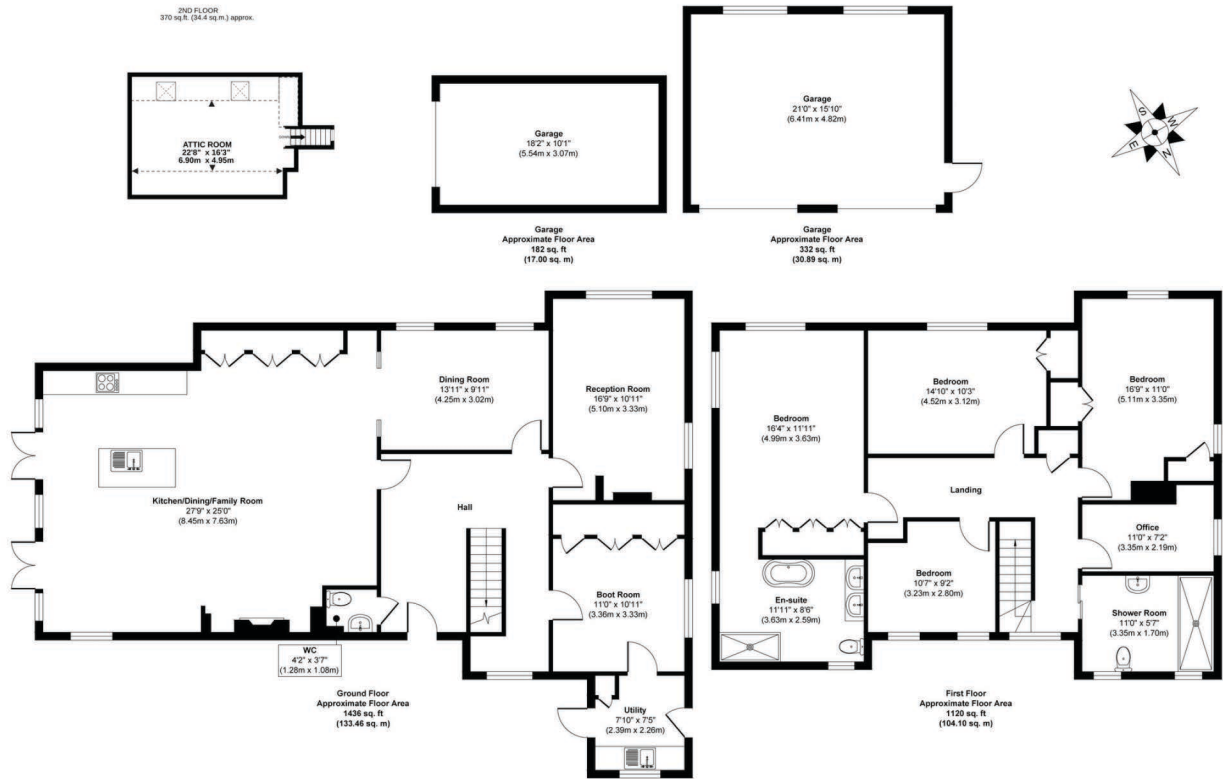


A BEAUTIFUL SLICE OF SUSSEX



The Malthouse sits in a private, tucked away spot and is approached via a driveway that lies between the village post box & telephone box, off North Lane. The rear garden is a stunning feature of this home with the entire plot extending to 1.23 acres. The plot is split into two clear areas – there is a formal garden which enjoys a large expanse of lawn and established hedging, beds & borders. The paved terrace sits adjacent to the house and is the perfect spot for outside entertainment. There are apple trees and plum trees and views of the historic St Margaret’s church spire and over undulating countryside. The remainder of plot is mainly light woodland that is positioned in the valley. There may be scope for equestrian facilities to be installed. The detached double garage provides excellent storage space with a pitched roof, two electric roller doors and a “car pit” – perfect for a mechanic or classic car lover. There is also plenty of driveway parking. The lower garage could be converted into a garden studio - perfect for working from home.





THE FINER DETAILS

Tenure: Freehold
 Title Number: WSX353121
 Local Authority: Mid Sussex District Council
 Council Tax Band: G
 Conservation Area: Yes - West Hoathly
 Available Broadband Speed: Superfast (Up to 58 mbps download)
 Services: Oil heating, mains water, drainage, electricity (none tested)
 Plot Size: 1.23 acres (not verified)

We believe this information to be correct but we cannot guarantee its accuracy. As such, we recommend intending buyers check details personally.



Approx. Gross Internal Area Excluding Garages = 2,926 sq. ft / 271.83 sq. m
Total Approx Area Including Garages & Attic Room = 3,440 sq. ft / 319.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

THE MALTHOUSE
NORTH LANE
WEST HOATHLY
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