



Homing Cottage North End Road, Yapton - BN18 0DL

Guide Price £315,000



STRIDE & SON

Homing Cottage North End Road

Yapton, Arundel

A wonderfully characterful two-bedroom cottage with a superb garden room, cosy reception spaces, useful workshops and an enchanting mature garden in the heart of Yapton.

- Charming and highly individual character cottage
- Two generous double bedrooms
- Beautiful sitting room with exposed timbers and character detailing
- Cosy snug with substantial fireplace and wood-burning stove
- Superb conservatory/dining room overlooking the garden
- Kitchen/breakfast room plus useful study
- Enchanting mature garden with established planting and secluded seating areas
- Excellent range of workshops, stores and useful ancillary space
- Popular village setting within easy reach of Arundel, Chichester and the coast
- Approximately 1,460 sq ft overall including outbuildings







ACCOMMODATION

The property has a particularly warm and welcoming feel, with exposed timbers, traditional doors, painted floorboards and fireplaces giving the house real character.

The sitting room is a charming principal reception space, with exposed wall and ceiling timbers creating a cosy atmosphere. Beyond, the snug offers a more intimate retreat, centred around an impressive brick fireplace and wood-burning stove.

The kitchen/breakfast room provides a good range of fitted cabinetry and work surfaces, with space for informal dining, and leads naturally into the substantial conservatory/dining room.

Bright and spacious, this is one of the standout features of the house, offering room for both dining and relaxed seating while enjoying views over the garden. Doors open directly outside, creating a lovely connection between house and garden and making it ideal for entertaining or family gatherings.

Also on the ground floor is a useful study, providing a dedicated home-working or hobby space, together with a ground floor WC.





Upstairs, there are two generous double bedrooms, both offering plenty of room for furniture and retaining the individual character found throughout the house. The family bathroom serves both bedrooms and completes the first-floor accommodation.

Outside, the garden is one of the defining features of Homing Cottage. Mature, established and full of interest, it has been thoughtfully planted to create a relaxed and informal setting, with gravel pathways winding between a wide variety of shrubs, trees and planting.

There are several secluded seating areas positioned around the garden, offering different places to sit and enjoy the surroundings throughout the day. A greenhouse further enhances the appeal for keen gardeners and adds to the overall cottage-garden feel.



The property also benefits from an excellent range of ancillary buildings, including two workshops, a separate shed/store and a log store. These provide particularly useful additional space for hobbies, gardening equipment, storage, workshop use or creative projects.

Homing Cottage is situated on North End Road in the popular West Sussex village of Yapton, a well-connected village surrounded by countryside and within easy reach of the coast. Yapton offers a range of everyday amenities including local shops and village facilities, while nearby Barnham provides further shopping and a mainline railway station with services towards London, Brighton and the south coast.

The historic market town of Arundel lies to the east, with its castle, independent shops, cafés and restaurants, while Chichester is readily accessible to the west and provides a wider range of shopping, cultural and leisure facilities. The property is also well placed for the beaches at Climping and Littlehampton, the South Downs National Park and the wider Sussex countryside, making it an appealing location for those looking to combine village life with access to the coast.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E







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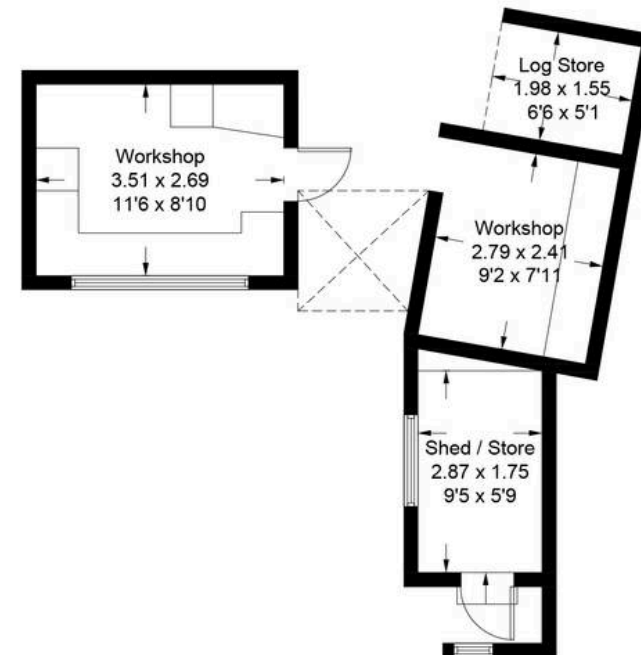
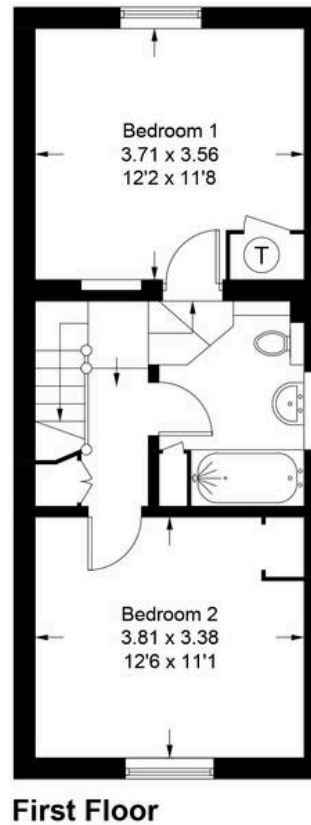
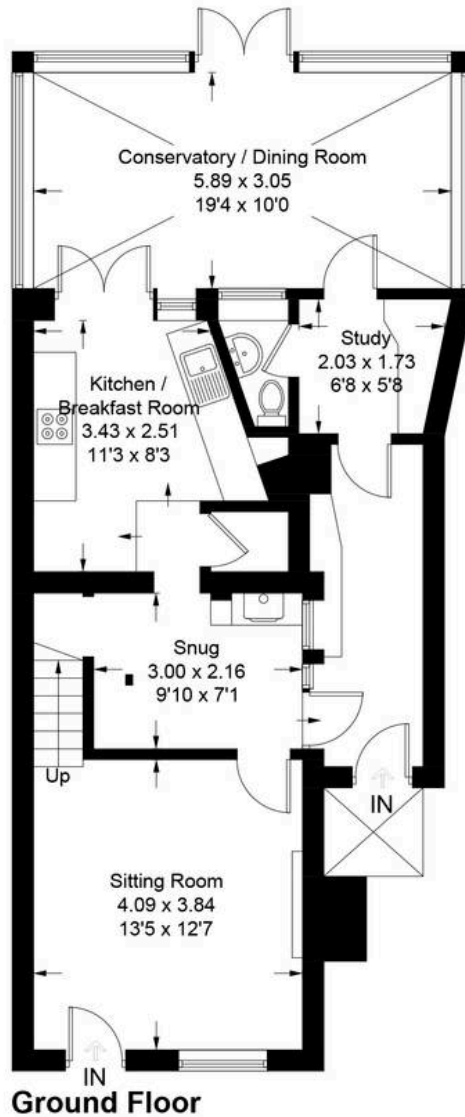
Homing Cottage, North End Road Yapton, BN18 0DL

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft

Outbuildings = 25.3 sq m / 272 sq ft

Total = 135.7 sq m / 1460 sq ft

Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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