



Butchers Farmhouse,

Water Lane, Wiston, Steyning, West Sussex, BN44 3DW

Rental Guide: £2,750 - £2,950 Per calendar month

To let on an Assured Shorthold Tenancy (unfurnished).

- Picturesque Period Cottage
- Extensive Grounds With Outbuildings & Landscaped Garden
 - Spacious Yet Cosy Spaces Throughout
 - Four Bedrooms & Family Bathroom
 - Generous Parking

A charming cottage situated on the outskirts of Wiston Village with good access links to neighbouring Steyning. A beautiful lawned garden welcomes you when approaching the cottage which is flanked by neighbouring Farmland. The property itself is spacious yet cosy and was last refurbished fully in 2013. The opportunity to rent a true English Countryside gem awaits...

Entrance/Boot Room – Front door leading through to a reasonably sized boot room. This space is versatile and could be used in many forms due to its proximity to the main kitchen.

Kitchen – Fitted kitchen units flank three walls of the kitchen with a window view from the sink over the front lawns of the property.

Sitting Room – A great space for unwinding, a statement inglenook fireplace gives this space great character.

Dining Room/Family room – Leading from the kitchen a lovely cosy space with exposed beams which gives a nod to the property's history.

Bedroom One – Master bedroom with exposed ceiling offer a great space.

Bedroom Two – A good size double bedroom with fitted wardrobes.

Bedroom Three – A good size double bedroom.

Bedroom Four – Offering flexibility for a separate downstairs bedroom or study space.

Shower Room – Leading directly from bedroom four this could be a self-contained space for adults or kids alike.

Bathroom – A traditional family bathroom with full bath including Victorian style taps throughout.

Outside - The house sits in a lovely garden and enclosed by neighbouring farmland to the rear. Numerous outbuildings including a beautifully converted former cowshed offer great flexibility to a potential tenant to use the space as they wish. The balance of the garden is mainly laid to lawn with a small area for growing vegetables.

The drive provides parking for 3 to 4 cars. **PLEASE NOTE:** Due to the extensive nature of the garden this will take a great deal of work to ensure it remains maintained throughout the tenancy. Due to its important village location the garden should be kept in good order at all times.

1. Outgoings: the tenant will be responsible for all electricity, oil, telephone, water, and drainage charges.
2. Services: Water is charged by Southern Water, Mains electricity is connected, Oil fired boiler, Private sewage system.
3. Council Tax: the tenant will be responsible for paying the council tax and will that the occupants are registered with the Local Authority on commencement of the tenancy. – Band G (Wiston) £3,632.15 per annum.

Viewing - Strictly by appointment: Please call Jake or Tina 01903 812129

** Particulars Prepared April 2024 – Pictures Taken 2024*

