



## Old Blacksmith's Cottage, Highbrook Hall, Hawkley Road, Liss, Hampshire, GU33

Guide Price: £1,450 per month

A gorgeous two bedroom converted cottage situated on a stunning country estate on the outskirts of Liss.

Two Bedrooms, sitting room, kitchen, shower room, patio, off street parking. NO DOGS as the property is adjacent to a working livery yard.

EPC Rating: "E" (44).

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## DESCRIPTION

A beautifully converted barn forming part of a stunning country estate. This two bedroom property retains a wealth of original features including a wonderful ironstone cobbled floor in the reception room and exposed beams throughout. The property has been thoughtfully created and finished to a very high standard throughout. A private patio is accessed from the kitchen and overlooks a formal garden and the main house. This is an opportunity not to be missed.



## LOCATION

The property is situated towards the fringes of the popular village of Liss. Liss boasts its own train station to London (Waterloo) and a variety of local amenities including schools, pubs, churches and schools. Petersfield lies to the south and offers more extensive amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, Lidl and Aldi, and there are numerous boutiques, cafes and further shops. The station also provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, Polo at Cowdray Park and sailing along the South coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its rolling hills and unspoilt landscapes. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park School and The Petersfield School.

Ref: AB/240108/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

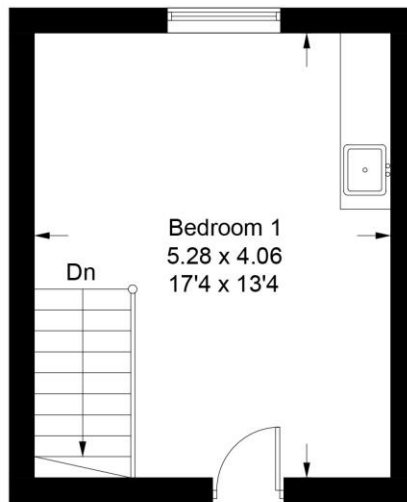
## DIRECTIONS

From Petersfield, proceed north up the A3 towards London. At the first roundabout, take the third exit signposted to Liss. On entering West Liss take the first right after The Spread Eagle public house onto the Hawkey road. Continue over the A3 and after a short distance you will see gates to Highbrook Hall. Continue a little further and you will see a second set of gates to Highbrook Hall and this the entrance to the property.

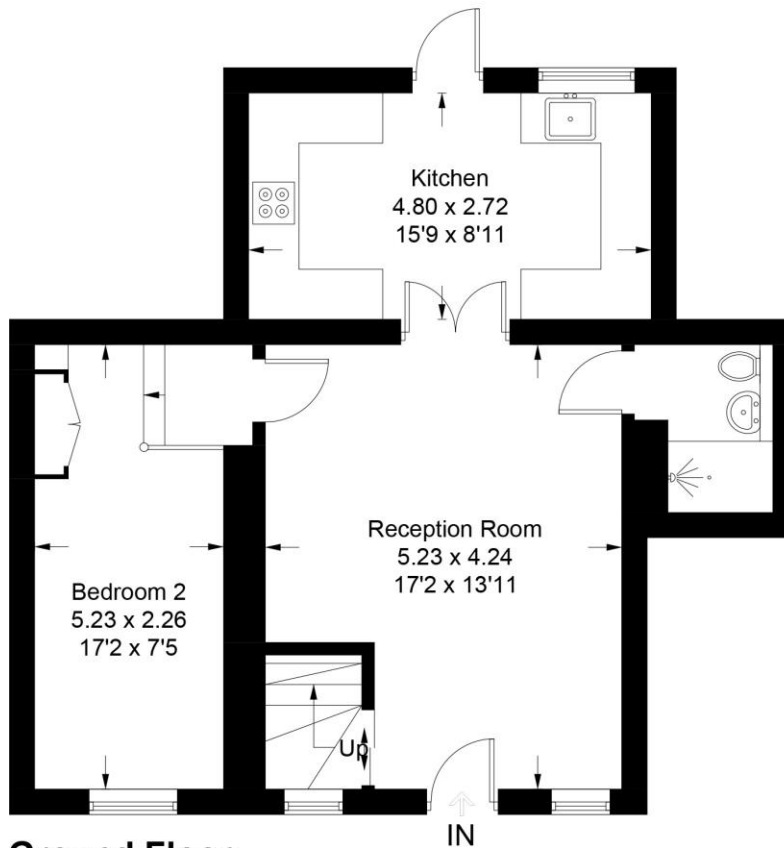


# Olde Blacksmiths Cottage

Approximate Gross Internal Area = 78 sq m / 839 sq ft



**First Floor**



**Ground Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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