



**Livery Cottage, Horsham Road, Holmbury St Mary**  
**Surrey RH5 6NH**  
**Price Offers in Excess of £1,500,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

A superbly presented 4 double bed detached home of immense character dating back to circa 1860, with an adjacent & beautiful old barn of circa 900 sq ft, (with potential to connect to the main house) ready for conversion into additional accommodation, set in beautifully landscaped gardens & benefitting from a paddock of circa 1.5 acres. Ground floor accommodation comprises a good size sitting room with feature log burner & solid wood flooring with double doors through to a conservatory providing access to a shower room & also with double doors leading out to the garden. The sitting room also leads to a double bedroom with ensuite bathroom. There is also a large L-shaped kitchen with dining & utility areas, a snug with feature log burner, bay window & tiled flooring, & a dining room which shares the log burner with the sitting room & provides another access to the rear garden. One staircase leads up to 2 double bedrooms with feature wood flooring, shutters & eaves storage & with a family bathroom between. A second staircase from the dining room leads up to a guest area with a bedroom with fitted wardrobes, a separate reception area & ensuite wc. There is also a large detached L-shaped barn with stunning original flooring, roof, beams, & this already benefits from numerous (recently installed) windows & doors. This would be easily convertible into extensive additional accommodation if required, which could be connected via a short glass passageway to the main house. Outside, the property benefits from a brick block driveway to the side of the main house which leads down to a gravelled area of parking for 2 cars for The Livery Chapel (Felday Chapel). This then bears round to a large feature pond & a further extensive area of paved parking for Livery Cottage, with a 5 bar gate at the end leading into the 1.5 acre paddock. There is an area to the side of the barn & house currently used as a vegetable garden, & then there is a beautifully landscaped garden area between the parking & the house which is mainly laid to lawn, with trees, shrubs & flower borders including a paved area to the rear of the main house & a courtyard area (sun trap) next to the barn. This very original & characterful home offers a fantastic opportunity for either someone looking for an equestrian facility (with easy access to numerous nearby bridleways) & or someone who would like to extend the accommodation into the stunning barn for either residential or work purposes. Located in the middle of Holmbury St Mary, within a short walk of the village pubs & church, providing easy access to the A25, Dorking & Guildford.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue for a couple of miles into the village, where you will find Livery Cottage on your left, just before the village green & Royal Oak pub on your right.

## Situation :

Located in the heart of the Surrey Hills, within approx. a 5 minute drive of the A25 & the Abinger Farm Shop & village shop, in the catchment area for the Surrey Hills infant & primary schools & also within a short drive of Belmont school (private). The property provides easy access to an abundance of walks, bike rides, country pubs, restaurants & cafes as well as Dorking (with mainline station) approx. 5 miles, Guildford & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away & Gomshall station is within 10 mins.

**Council Tax - Guildford Borough Council Band B - 2021-22 £1,623.69 per annum**

**All Mains Services except Oil rather than Gas**

**Your Local Independent Estate Agent**





Please call 01483 205150 to arrange a viewing



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## **MAIN HOUSE**

### **GROUND FLOOR**

ENTRANCE HALL - WITH STAIRCASE TO BEDROOM 3 & 4 & BATHROOM

DUAL ASPECT SITTING ROOM - WITH FEATURE LOG BURNER OPEN PLAN TO :

CONSERVATORY - WITH DOOR TO SHOWER ROOM & DOUBLE DOORS LEADING TO THE PATIO & REAR GARDEN

DINING ROOM - WITH FEATURE LOG BURNER, STAIRCASE TO BEDROOM 2 & DOOR TO REAR GARDEN

L-SHAPED KITCHEN/BREAKFAST ROOM - WITH AN EXTENSIVE RANGE OF UNITS, LARGE AGA & SPACE FOR TABLE & CHAIRS OPEN  
PLAN TO UTILITY AREA

SNUG - WITH WINDOW SEAT SET INTO BAY WINDOW & FEATURE LOG BURNER

BEDROOM 1 - DUAL ASPECT DOUBLE BEDROOM WITH ENSUITE BATHROOM

### **FIRST FLOOR ACCESSED FROM DINING ROOM**

BEDROOM 2 – LARGE DUAL ASPECT L-SHAPED ROOM WITH FITTED WARDROBES & ENSUITE WC

### **FIRST FLOOR ACCESSED FROM ENTRANCE HALL**

BEDROOM 3 – TRIPLE ASPECT DOUBLE WITH EAVES STORAGE

BEDROOM 4 – DOUBLE WITH SIDE ASPECT & EAVES STORAGE

FAMILY BATHROOM WITH BATH & WALL MOUNTED SHOWER, BASIN & WC

## **THE BARN**

LARGE L-SHAPED BARN - WITH 2 DOORS LEADING OUT TO THE COURTYARD GARDEN, WINDOWS ON ALL SIDES, DOUBLE DOORS  
LEADING OUT TO THE PARKING AREA & A LARGE MEZZANINE AREA

## **PARKING AREA**

EXTENSIVE AREA OF PARKING FOR NUMEROUS CARS & 5-BAR GATE TO :

## **THE PADDOCK**

CIRCA 1.5 ACRES MAINLY LAID TO LAWN LEADING DOWN TO THE STREAM WITH MATURE TREES

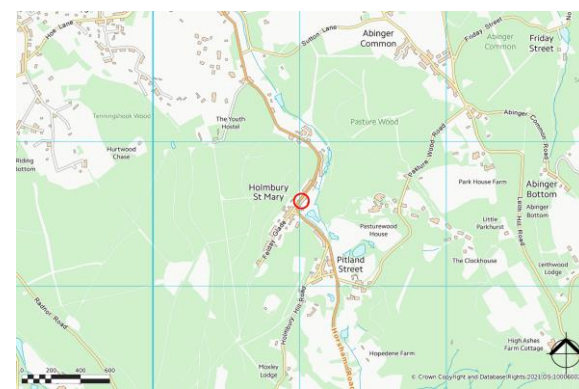
## **OTHER GARDENS**

A 5 BAR GATE TO THE SIDE OF THE HOUSE PROVIDES ACCESS TO A DRIVEWAY THAT LEADS DOWN & ROUND  
TO THE REAR OF THE GARDEN WITH FEATURE POND

THE MAIN AREA OF GARDEN TO THE REAR OF THE HOUSE IS BEAUTIFULLY LANDSCAPED, MAINLY LAID TO LAWN  
WITH MATURE BORDERS, SHRUBS & TREES

A LANDSCAPED COURTYARD AREA WITH SPACE FOR TABLE & CHAIRS NESTLES IN BETWEEN THE HOUSE & BARN  
& PROVIDES A LOVELY AREA TO CATCH THE EVENING SUN

A FURTHER AREA TO THE SIDE OF THE HOUSE & BARN IS CURRENTLY SET UP AS A LARGE VEGETABLE PATCH  
WITH AN AREA FOR CHICKENS BETWEEN THAT & THE PADDOCK

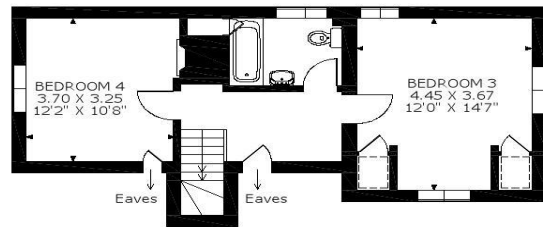


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	<b>A</b>	87
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	34
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

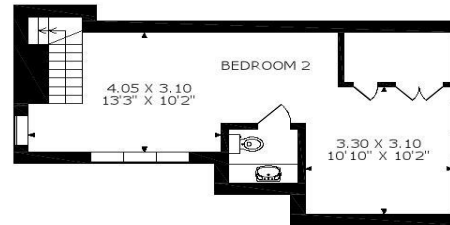
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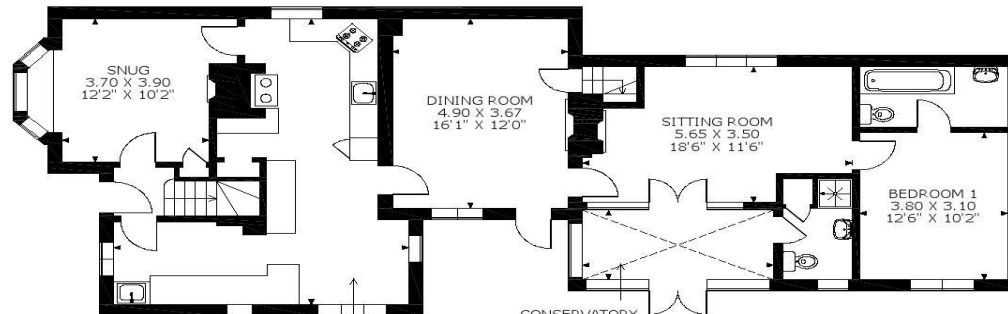
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FIRST FLOOR



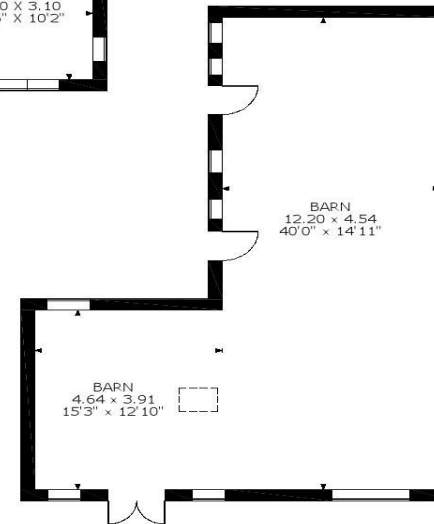
FIRST FLOOR



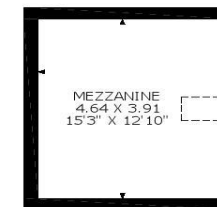
GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 117 SQ M/1263 SQ FT  
FIRST FLOOR = 77 SQ M/834 SQ FT  
TOTAL AREA = 194 SQ M/2097 SQ FT

BARN = 63 SQ M/683 SQ FT  
MEZZANINE = 18 SQ M/195 SQ FT  
TOTAL AREA = 81 SQ M/878 SQ FT



OUTBUILDING



MEZZANINE

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours :**

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm