

INIGO



Shepherd's Cottage

ARUNDEL, EAST SUSSEX

£800,000 FREEHOLD

Grade II-listed, this early 17th-century, semi-detached cottage lies in the hamlet of Wepham, near Arundel in the South Downs National Park. Its internal finishes are beautiful, with limewashed walls, a bespoke kitchen, an open fireplace and beautiful views over the landscape. It has two serene bedrooms and a charming rear garden. Built around the same time as the house, the cosy local pub is around 10 minutes' walk away, while Arundel station is nearby and has direct rail routes to London.

Setting the Scene

Wepham and the interlinked village of Burpham are set on the side of Perry Hill, above the River Arun. High up on Perry Hill and the Burgh beyond are Anglo-Saxon cemeteries. A number of burial mounds and cremations are recorded on the high ground of the downs, suggesting that much of this area was settled and farmed from the Bronze Age and into the Roman period.

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Shepherd's Cottage was built in 1605 as a worker's cottage for the neighbouring Arundel Estate. Picturesque views stretch to Arundel Castle and the chalky composition of the South Downs.

The Grand Tour

Inside, a dual-aspect living room is filled with light from casement windows. Timber beams - thought to have been taken from a ship on the nearby Arran - and an open fireplace cultivate a cosy, atmospheric feel. Neutral limewash paint and bespoke alcove-set joinery add a refined feel.

On the opposite side of the house, the supremely peaceful kitchen is laid with limestone tiles and warmed by underfloor heating. There is an electric Aga set within a former inglenook fireplace; other appliances include an oven and a gas hob set into a central island. Handbuilt island units have a wonderful farmhouse feel and are topped with stone counters. There is also a large rustic stone basin placed beneath a window with a view of the garden. A large cellar, used by the current owner as a utility area, is accessed from the kitchen.

A later oak staircase ascends to a sisal-laid landing on the first floor. From here are two double bedrooms, one with an en suite, and a separate family bathroom with walk-in shower. Of a piece with the rest of the home, these spaces are finished with a tactile, farmhouse-style material and colour palette.

There's a further loft space on the second floor, with pitched ceilings and Velux windows, which could be handy as an overspill area when needed for guests, or for use as an office. Opposite lies an extensive storage space.

The Great Outdoors

The cottage has a south-facing lawned garden with a herb area and a handy shed. The rear elevation has been newly re-rendered and sits elegantly among the mature and neatly kept undulating stretches of greenery. There's an area paved for outdoor dining in the warmer months.

The cottage has off-street parking on the neat gravel driveway for two cars, as well as bike storage.

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Out and About

The village of Burpham is a short walk away and is home to the 17th-century George and the Dragon gastropub, as well as an 11th-century church, village hall and recreation ground.

Arundel, less than three miles away, is a pretty market town on the edge of the South Downs and just a few miles from the West Sussex coast. It is home to Arundel Castle, one of England's longest inhabited country houses, as well as a popular farmers' market and an array of independent businesses, including Spencer Swaffer Antiques, one of the top decorative antique dealers in the UK, well-loved local café Juniper, and family-run Edgcumbes, a popular tea and coffee spot.

Amberley, one of Sussex's prettiest villages, is close by. It is renowned for its historic houses, Norman church and castle, now a Relais and Chateaux hotel. Amberley also has two pubs, but of special note is Jasper Gorst's excellent restaurant, The Boathouse.

Petworth is also nearby to New Place Manor, celebrated as a hub for the antique industry and home to Petworth House and Park. Petworth also has a wonderful host of amenities, including independent boutiques Bear, Twenty and Tallulah Fox, alongside café and deli The Hungry Guest. The Horse Guards Inn just outside Petworth in Tillington is worth the visit.

A 16-minute drive away, Madehurst is home to the restaurant with rooms, The Pig in the South Downs, which has been created in the splendid Grade II-listed Georgian house, Madehurst Lodge. The Lodge, which was built in the 1770s, and its grounds are now home to The Pig's flock of South Downs sheep and have incredible views across its very own Sussex vineyard.

The Goodwood Estate is 25 minutes' drive away and is very popular both within the county and internationally, where there is a golf course, racecourse and festivals and events throughout the year. The main house is remarkable and has an outstanding art collection. Historic Chichester is around a similar distance west; it has the brilliant Chichester Festival Theatre and Pallant House Gallery.

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There are a number of beaches on the nearby coastline, including West Beach in Littlehampton, Felpham in Bognor Regis and Ferring in Worthing.

There is an excellent choice of schools locally. Popular primary options include Amberley Primary, Arundel Primary and Bury in Pulborough. The Weald, Midhurst Rother College, Durrington High School and Steyning Grammar all provide secondary-level education.

Arundel's mainline railway station is a five-minute drive away and runs services to London Victoria in approximately an hour and a half. There is also easy access to the A27 and the A24, which connect to the M25. London Gatwick Airport is just 56 minutes' drive away.

Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.