



Jackson-Stops
& Staff



Blakes Cottage, 1 Blakes Road, Felpham, West Sussex



Formerly the home of William Blake
and the first time on the
market since 1928.

A most picturesque 17th Century
brick and flint period cottage,
Listed Grade II*, set in a sheltered
walled garden in the heart of the
old village within 250 yards
of the foreshore.

Blakes Cottage, 1 Blakes Road, Felpham, West Sussex PO22 7EB
Chichester 8 miles Arundel 8 miles The Foreshore 250 yards London 73 miles

Entrance Porch Sitting Room Dining Room
Home Office Kitchen/Breakfast Room Garden Room
East Hall leading to Utility Room/Kitchenette
Ground Floor Bedroom 4 Bathroom
3 First Floor Bedrooms Bathroom 2
Garage Casual Parking South Facing Walled Garden

Overview

- House of unique historic and cultural interest
- Immense character
- South facing walled garden
- 250 yards of the foreshore

Guide Price £650,000
Freehold





The Property

A most attractive village home in its own right, but also significant as the home of the famous English poet, painter, engraver and mystic, William Blake who lived here between 1800 and 1803. During this time he composed some of his most significant works including the long poem Milton for which Blake composed a foreward now well known as the hymn Jerusalem. In 1801, Blake wrote to his friend Thomas Butts "Sussex is certainly a happy place and Felpham in particular is the sweetest spot on earth". The original part of the cottage has been altered little in its essential features. The rooms in which William Blake lived retain enormous character and the dining room was at this time the site of his printing press. It is also notable that this is the first time the cottage has been on the open market for many years, being owned by the same family since 1928. The main part of the cottage is thatched but a single storey extension was added in 1968 under a traditional tiled roof. This gives the property great flexibility, creating a suite of rooms which could be used as a self-contained annexe if required and including a garden room of over 256 sq.ft. with vaulted ceiling and south facing bi-folding picture windows opening on to a partially covered terrace and the walled garden beyond.

Outside the cottage has a sheltered south-facing walled garden planted in a traditional cottage style with brick set terraces and sheltered sitting areas set amongst neat areas of lawn and beautifully stocked herbaceous borders. Immediately to the north there is small yard leading to a large brick and block built garage, together with additional casual parking for several vehicles.

The Location

Blakes Cottage lies in the old part of the village within its' conservation area and a few hundred yards from the foreshore. The village provides a good choice of local shops, together with three inns, two public houses, restaurants and Barclays Bank. There is a pretty parish church of St Mary's and an adjacent post office. Felpham Wharf has a sailing club, tennis courts, the nearby Arun Leisure Centre providing swimming pool and gymnasium, Bognor Regis Golf Club and King George V Playing Fields and Old Rectory Gardens. Blakes Road itself leads to the foreshore and attractive beachside walks. Further afield more comprehensive shopping facilities can be found in Arundel and the cathedral city of Chichester. Goodwood and Fontwell race courses are 12 and 7 miles distant respectively. Sailing is of course one of the predominant pastimes in the area with a number of sailing clubs located in nearby towns and the waters of the Solent providing some of the best sailing facilities within easy travelling distance of London. Communications are good with Bognor Regis mainline station providing regular services to London Victoria and London Bridge, Brighton, Southampton etc. Southampton and Gatwick Airports are 40 and 48 miles respectively.



The accommodation comprises:

Entrance Porch with oak stable door.

Dining Room 16'7" x 12'2" (5.05m x 3.7m) A most attractive triple aspect room with leaded light windows, exposed wall timbers and beams. Open fireplace with exposed brick chimney breast and hearth, 2 radiators, front door to garden. Low level cupboard concealing electricity meter.

Inner Hall Radiator, stairs rising to first floor landing.

Sitting Room 16'8" x 13'6" (5.08m x 4.11m) (average). Open fireplace and Inglenook style opening with bressamer beam mantel, brick hearth, concealed lighting and display niche. 3 radiators, exposed timbers, beams and timber panelled ceiling. Leaded light windows looking out over the garden.

Home Office 11'11" x 6'6" (3.63m x 1.98m) (overall). Tiled floor, fitted desk surface with cupboard beneath, understairs cupboard housing water softener, access to back staircase.

Kitchen/Breakfast Room 10' x 10'6" (3.05m x 3.2m) Tiled floor, a good range of matching cupboards and drawers. Roll-top work-surfaces, tiled surrounds, stainless steel sink and drainer with mixer tap, Bosch dishwasher, four burner gas hob, eye-level oven and grill, former chimney breast now sealed with recessed cupboard, display shelving to one side. Radiator.

Garden Room 16'9" x 16'6" (5.1m x 5.03m) (overall). With folding glazed picture doors opening south on to a partially covered terrace with views to the walled garden. Partially vaulted ceiling, 3 radiators.

(Please note : the following suite of rooms on the ground floor can be used as a self-contained annexe if required).

East Hall Radiator, Potterton wall-mounted gas-fired boiler. Fitted coats cupboard, back door to yard and access to garage. Recessed cupboard housing foam insulated hot water cylinder with programmer and slatted shelving above.

Bathroom Low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment. Radiator, tiled walls, tiled floor. Return door to bedroom.

Bedroom 1 15'7" x 14'4" (4.75m x 4.37m) (overall). 15'7 x 9'6 plus 7'4 x 4'5. Sliding picture windows looking out over the garden. 2 radiators. A range of fitted matching wardrobes. Telephone point.

Utility Room/Kitchenette 10'11" x 8'6" (3.33m x 2.6m) Fitted floor and wall-mounted cupboards. Stainless steel sink and drainer with mixer tap. Roll-top worksurfaces with tiled surrounds. Recess for gas cooker. Space and plumbing for washing machine. Radiator. Stable door to garden. Cupboard concealing electricity meter.

On the First Floor A wide staircase rising past the exposed timbers to first floor landing.

Bedroom 2 11'6" x 10'6" (3.5m x 3.2m) Radiator, pretty fireplace, eaves storage with low level window, curtained hanging cupboard.

Bedroom 3 13'2" x 10'6" (4.01m x 3.2m) Radiator, wardrobe recess with curtain, eaves storage. Door to

Bedroom 4 11'4" x 10' (3.45m x 3.05m) Radiator, pretty fireplace. door to

Secondary landing with backstairs, recess housing foam insulated hot water cylinder with shelving above.

Bathroom Close couple WC, wall mounted wash hand basin, panelled bath, tiled surround, radiator.



Outside

Immediately to the south lies a very pretty cottage garden, reached on foot from Blakes Road by a picturesque gate set into a brick archway. A paved terrace surrounded by variegated shrubs and firs looks east over a neat area of central lawn surrounded by well-stocked shrubberies and borders. Stocked with traditional spring bulbs and perennials, including ladies mantle, a variety of geraniums, lambs tongue and roses. A paved pathway runs alongside the cottage past the entrance porch to a partially covered south-facing terrace alongside the garden room, approached by way of folding glazed doors looking out over the ornamental pond. A further sheltered sitting area lies to the eastern side of the garden together with a pretty east facing summer house and ornamental display area with raised borders. To the north, a walkway runs the length of the cottage, leading to a small yard which provides access to the garage.

Garage 27'4" x 9' (8.33m x 2.74m) Rear personal door to yard. Up and over door. Light and power.

The vehicle access leads to neighbouring Old Rectory Lane and provides casual parking for several vehicles. A pathway runs the length of the cottage leading to a small yard, soft fruit cage.

Property Information

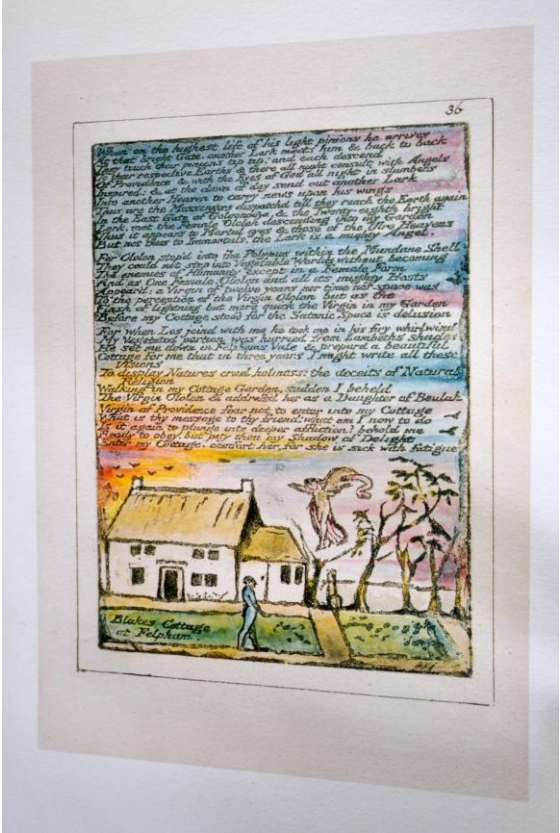
Postcode: PO22 7EB

Services: Mains water, electricity, gas and drainage.

Local Authority: Arun District Council, Maltravers Road, Littlehampton Telephone: 01903 737500.

Council Tax Band F

Viewing: Only by appointment with Jackson-Stops & Staff. Tel: 01243 786316



Directions (Postcode: PO22 7EB)

Felpham village lies south of the A259 east at the roundabout junction with the A29 (London Road). Follow the A259 until the first set of full traffic lights, turn right into Felpham village. Turn left into Limmer Lane and the turning to Blakes Road will be found on the right hand side immediately on the left as you turn into the road.

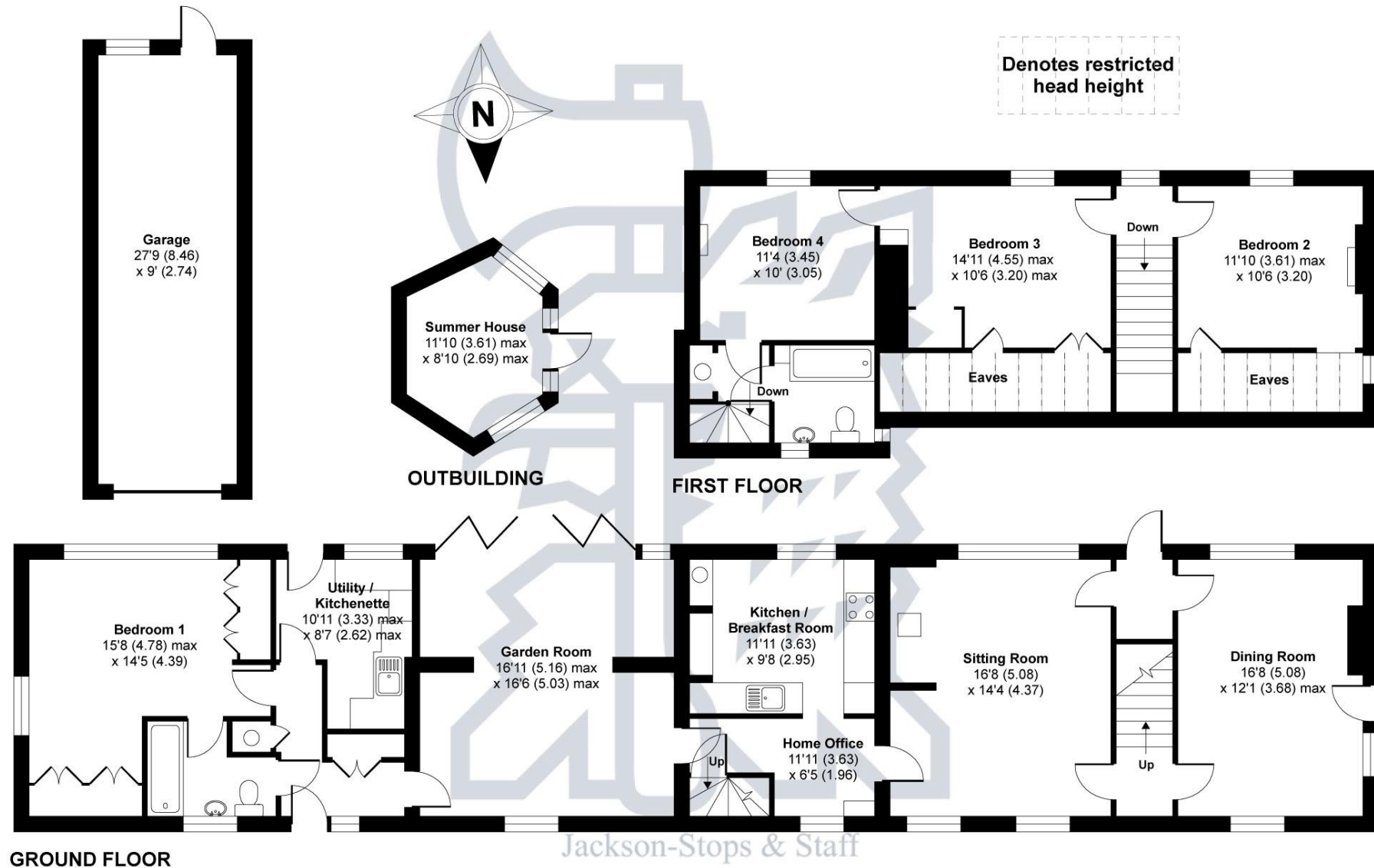
From Arundel on the west side of town, A27 roundabout, turn south to Ford and Climping. Continue to the A259 roundabout, turning westwards for about 2 miles until the first full set of traffic lights. Turn left into Felpham village. Turn left into Limmer Lane, turning right into Blakes Road.

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Blakes Cottage, Blakes Road, Felpham, West Sussex

APPROX. GROSS INTERNAL FLOOR AREA 2231 SQ FT 207.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING & INCLUDES DETACHED GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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