



# The Mill House

Rackham, Pulborough, West Sussex


**STRUTT  
& PARKER**


BNP PARIBAS GROUP



# A characterful rural home with extensive grounds and outbuildings, in a picturesque and secluded setting

Set in the beautiful South Downs National Park with over 15 acres of agricultural land, this charming family home offers appealing architectural features and accommodation arranged over three floors. The outbuildings present a wealth of opportunities and include the historic Rackham Mill, barns, stabling, a field shelter, garaging and workshop.


**4 RECEPTION ROOMS**

**5 BEDROOMS**

**3 BATHROOMS**


**BARN & STABLES**

**OVER 15 ACRES**

**FREEHOLD**

**RURAL/ VILLAGE**

**6104 SQ FT**

**GUIDE PRICE £2,300,000**



## The property

The Mill House is a period farmhouse dating back to approximately 1825 and provides versatility and well-proportioned accommodation with scope for improvement. Most rooms offer stunning views of the surrounding countryside and have either double or secondary glazing.

On the ground floor, the generous drawing room features an exposed brick fireplace with log-burner and original timbers. Just across the reception hall, the formal dining room, also with brick fireplace, has an impressive period oak floor. This room links to an adjoining elevated garden room taking full advantage of the lovely views. The double aspect kitchen has a Rayburn range cooker providing heating and hot water and the utility room, across the hall, provides additional storage and houses domestic appliances. A stairway leads down to a spacious wine cellar.

On the first floor is the principal en suite bedroom, two further bedrooms, a family bathroom and separate cloakroom. In a tucked-away position at the

top of the house, there are two additional bedrooms and a shower room. There is also extensive eaves storage.

## Outside

The Mill House is a registered farm and is approached via a private track which adds to the rural appeal. The extensive grounds totalling just over 15 acres include cultivated garden, fields, a bluebell wood, ancient copse, numerous varieties of fruit trees and evidence of the original mill pond, (now drained). An abundance of wildlife is on the doorstep including birds of prey and families of deer, to name just a few. The grounds are also home to numerous outbuildings including stabling, barns, a garage and additional tackroom/workshop and a field shelter. The historic three storey Rackham Mill is understood to have been mentioned in the Domesday book and still showcases the impressive wheel, French millstones and Victorian machinery. The Mill could make a wonderful renovation project.













## Location

Rackham is a small hamlet nestled within the South Downs National Park which runs parallel to the south coast. The glorious countryside is home to a number of historic landmarks, with Parham House and gardens on the doorstep.

Nearby, Amberley is called 'The Pearl Of Sussex', for as well as being outstandingly beautiful, the village enjoys some fine facilities including the castle, two pubs/restaurants, a tea room, Amberley Pottery, a community centre, excellent village shop/cafe and primary school. Mainline railway stations are easily accessible in both Amberley and Pulborough whilst nearby Storrington provides a Waitrose, independent shopping, medical, dental and veterinary practices. For an alternative shopping experience, nearby Petworth, is famous for an array of antique and independent shops including the Hungry Guest group offering a bakery, delicatessen and butchers. Numerous recreational opportunities in the vicinity include water sports and sailing on the south coast; several local golf courses; horse-racing and motorsports at Goodwood, and polo at Cowdray Park.



## Distances

Amberley 1.6 miles  
Storrington 3.5 miles  
Pulborough 4.6 miles  
Arundel 7.6 miles  
Petworth 8.6 miles  
Billingshurst 8.8 miles  
Worthing 12.7 miles  
Chichester 14 miles

## Nearby Stations

Amberley railway station  
Pulborough railway station  
Arundel railway station  
Billingshurst railway station

## Key Locations

Amberley Castle  
Amberley Museum  
Parham House & gardens  
RSPB Pulborough Brooks

WWT Arundel  
The Goodwood Estate  
The Cowdray Estate  
South Downs National Park

## Nearby Schools

Amberley CofE Primary School  
Dorset House School  
Seaford College  
Great Ballard School  
Pennthorpe Preparatory School  
Windlesham House School















The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main house internal area 2,355 sq ft (218 sq m)  
 Cellar internal area 214 sq ft (20 sq m)  
 Outbuildings internal area 3,535 sq ft (238 sq m)  
 Total internal area 6,104 sq ft (566 sq m)  
 For identification purposes only.

## Directions

RH20 2EU

///What3words

coached.scorpions.coconuts - brings you to the driveway

## General

Local Authority: Horsham District Council

Services: Mains electricity and water. Private drainage.

Broadband: Supplier: Kijoma and a PlusNet connection is also available.

Council Tax: Band F

EPC Rating: F

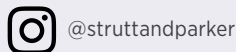
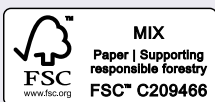
Agents Note: Please note there is a footpath running on the western side of the property passing north/south between the main house and the disused Mill.

## Chichester

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