

Crowsole Mill

LITTLE BOGNOR



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Crowsole Mill - a home of genuine historical significance, set within grounds that are as compelling as the house itself, where water, landscape and architecture combine to create a truly unique living environment.

- Exceptional Grade II listed former watermill, believed to date back to the 12th century
- Stunning mill pond setting with waterfall and stream flowing beneath the house and through the gardens
- Approximately 5.5 acres of beautifully arranged gardens, grounds and private woodland
- Elevated position with far-reaching views across the surrounding West Sussex countryside
- Secluded outdoor swimming pool with retractable glass cover and established hedging for privacy
- Unique rotating summer house positioned to enjoy changing views and sunlight throughout the day
- Charming period accommodation rich in character with exposed timbers and inglenook fireplace
- Beautifully landscaped gardens with mature planting, terraces and meandering pathways
- Range of outbuildings including garages, former stables and useful ancillary spaces
- Quiet and highly sought-after setting within Little Bognor, in the South Downs National Park





Tucked away within the unspoilt hamlet of Little Bognor, Crowsole Mill is a truly exceptional former watermill, set within enchanting grounds with water at its heart and enjoying far-reaching views across the surrounding West Sussex countryside.

Believed to date back to the 12th century, the property formed part of the historic network of mills along the River Rother, serving the local community for centuries before ceasing operation in the late 19th century. Over time, the original mill and adjoining mill house evolved into a single residence, the building that stands today reflecting its rich and layered history, with 17th century timber framing, later stone elevations and the enduring character of its origins, now recognised as a Grade II listed home of architectural and historic significance.





Setting

The setting is what defines Crowsole Mill. Approached via a quiet country lane, the property sits beautifully within its grounds, with a striking mill pond providing an immediate focal point, its still water reflecting the surrounding gardens and architecture.

From here, the mill's original watercourse continues to shape the landscape, flowing gently from the pond via a charming waterfall, passing beneath the house itself, and emerging as a stream that meanders naturally through the formal gardens beyond. This ever-present movement of water creates a unique atmosphere, both visually and audibly, and is rarely found in properties of this nature.

The grounds extend to approximately 5.5 acres in total, combining formal gardens, mature planting and areas of woodland, all carefully arranged within a gently undulating landscape. The gardens are beautifully curated, with established rhododendrons, topiary and seasonal planting creating colour and structure throughout the year, alongside a series of pathways and terraces that invite exploration.

A particularly special addition is the outdoor swimming pool, discreetly positioned and enclosed by mature hedging, offering a high degree of privacy. The pool is complemented by a retractable glass cover, allowing for extended seasonal use while preserving the tranquillity of its setting.

Positioned to take full advantage of the surrounding views is a striking rotating summer house, an unusual and beautifully considered feature that provides a peaceful retreat within the grounds, allowing one to follow the sun and enjoy different aspects of the landscape throughout the day.

Beyond the principal gardens, the land rises gently to an elevated position from which there are panoramic views across neighbouring farmland and distant countryside, further enhancing the sense of privacy and escape.







Accommodation

Internally, the accommodation is rich in character and authenticity. The principal reception room is particularly impressive, with exposed timbers, lower ceilings and a large inglenook fireplace creating a wonderfully atmospheric living space. The kitchen sits at the heart of the house, traditionally arranged with timber cabinetry and space for informal dining, again featuring exposed beams and a strong connection to the outside.

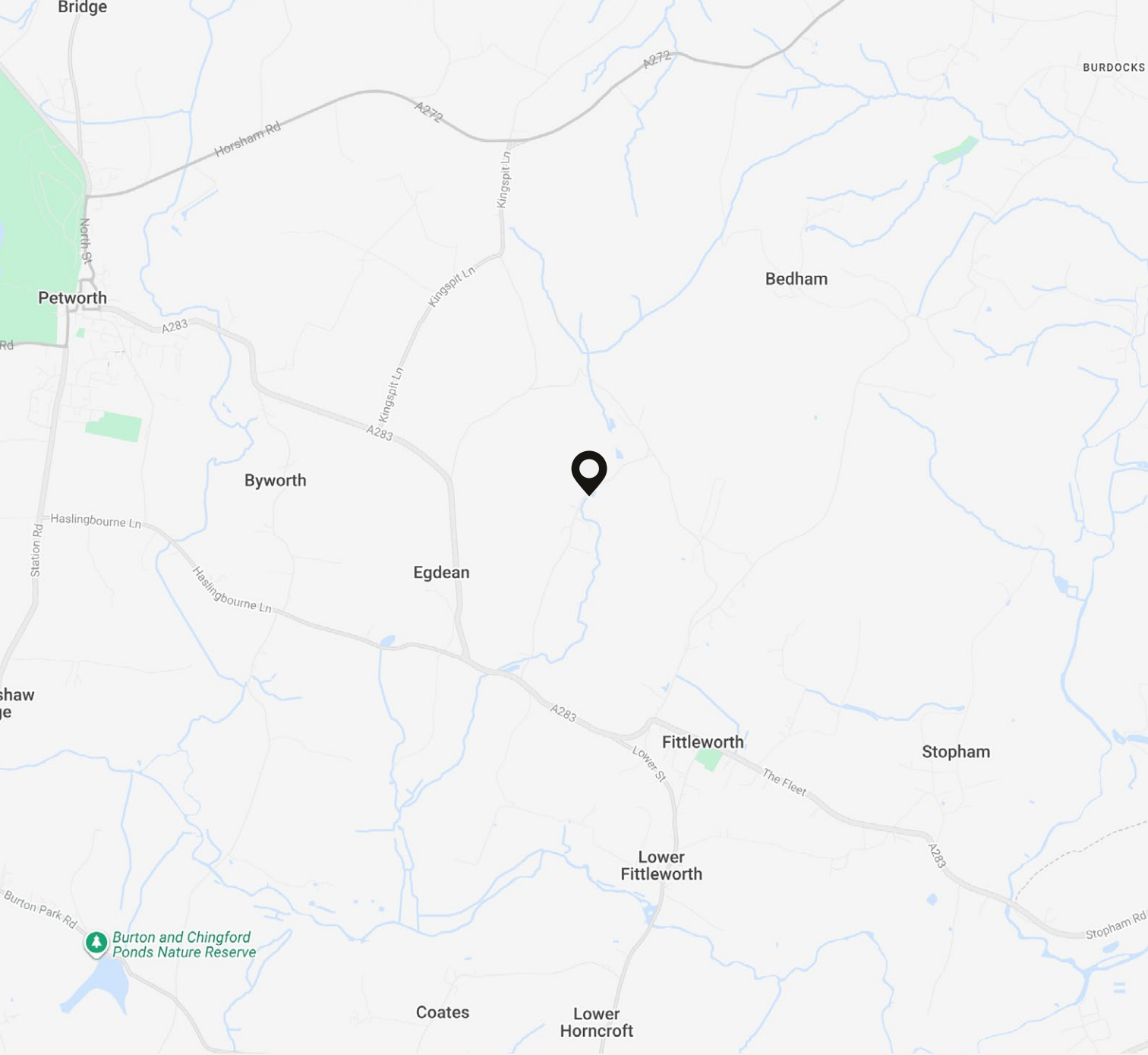
The accommodation is arranged across multiple levels, reflecting the building's evolution over time, and includes three to four bedrooms, a study and additional reception spaces, offering flexibility for modern living while preserving the integrity of the original structure.

Outside, a range of outbuildings includes garages, one of which is large enough to accommodate three cars and benefits from a mezzanine level above for additional storage. Former stables and a variety of useful ancillary spaces further enhance the versatility on offer, ideal for storage, hobbies, or potential adaptation.









Location

Little Bognor remains one of the area's most peaceful and unchanged hamlets, a quiet rural setting within the South Downs National Park, while the nearby village of Fittleworth offers a strong sense of community and everyday amenities, with easy access to Petworth, Pulborough and the surrounding countryside.

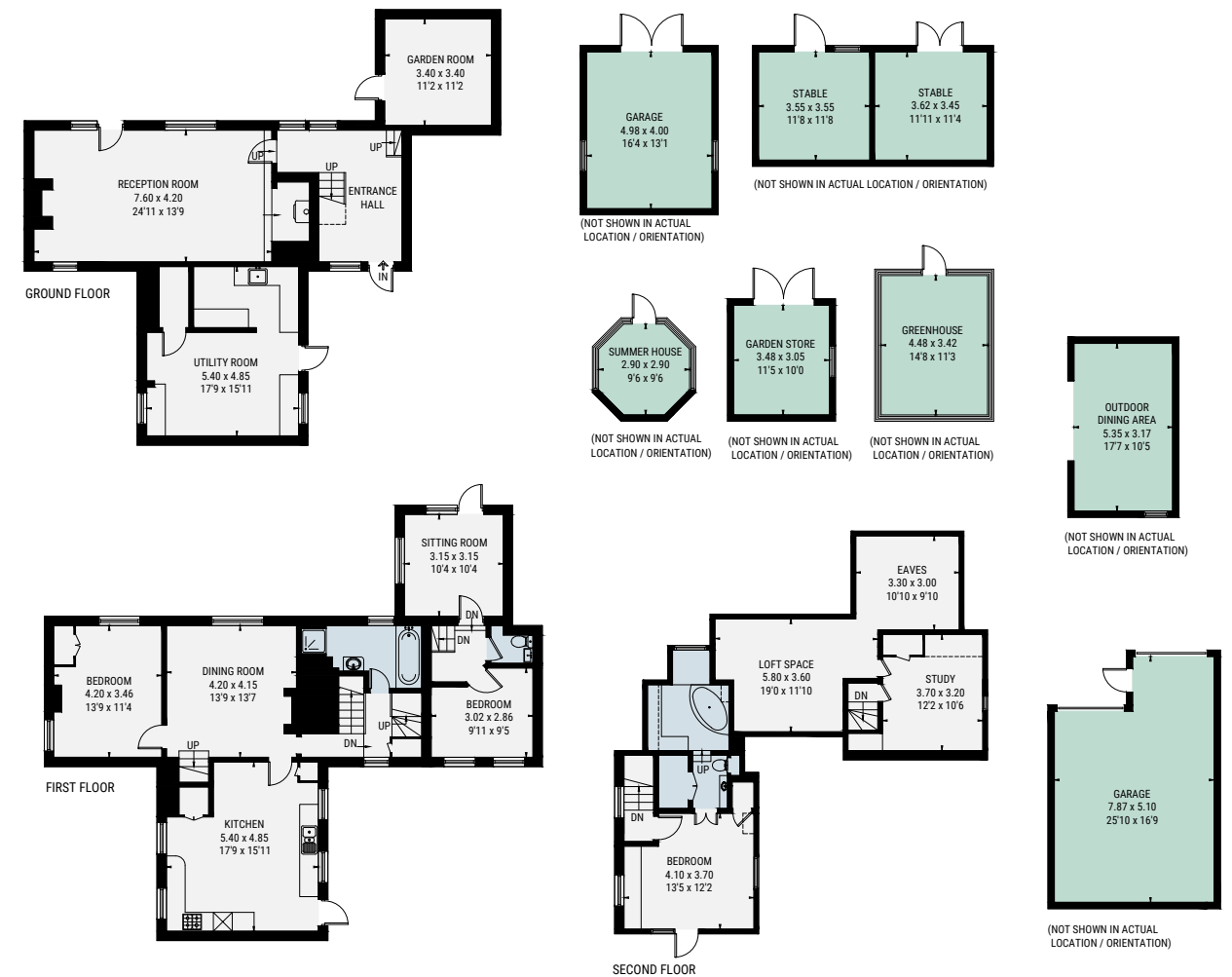
Floor Plan

Approximate Floor Area (excluding eaves): 2,388 sq ft / 221.9 sq m

Garages: 608 sq ft / 56.5 sq m

Outbuildings: 745 sq ft / 69.2 sq m

Total (excluding outdoor dining area): 4,016 sq ft / 373.1 sq m



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