



The Mill House | Rackham, Nr. Pulborough | West Sussex | RH20 2EU

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of £1,500,000 | Freehold

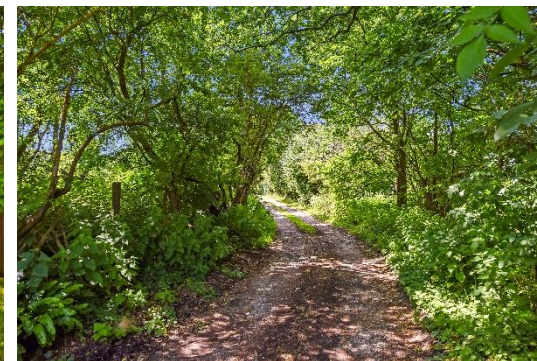


- *A delightful rural gem occupying a superb spot with sensational views over the Amberley Wild Brooks & a wide breadth of the South Downs.*
- Beautifully positioned within the South Downs National Park, a handsome three-storey Victorian farmhouse offering comfortable 5-bedroom family accommodation, together with outbuildings & land.
- Entrance hall, living room, dining room, conservatory/garden room, kitchen/breakfast room, rear porch, utility room, cloakroom. Cellar.
- Principal en-suite bedroom, 4 further bedrooms & 2 further bathrooms.
- Range of adaptable outbuildings (overall c. 3,535sqft/328.4sqm) incl. agricultural barn, stables, open barn/garaging & workshops.
- Enchanting historic disused mill building.
- Grazing land with field shelter plus water meadows, ponds & area of light woodland. Overall, approximately 15.08 acres (6.10 Ha).
- Amberley village 2 miles; Pulborough 4.25 miles; Chichester 15 miles.

Description

The Mill House is a handsome Victorian farmhouse dating around the mid 1800's formerly owned by the Parham Estate and enjoying an enviable rural location in the heart of the South Downs National Park with stunning panoramic views to the park including the rolling South Downs, lower lying Amberley Wild Brooks and to the North to Rackham Common. Approached by its own private entrance drive the farm extends overall to in excess of 15 acres and includes a good size garden surrounding the farmhouse together with adjacent adaptable outbuildings and then areas of pasture land and woodland.

The house affords comfortable family accommodation spread over three floors and which is ready for an incoming purchaser's own personalisation and modernisation after being in the current vendors' ownership for the last 42 years. There are good ceiling heights to the ground and first floors and large asymmetrical sash windows to the handsome principal elevation. From the entrance porch and hall, there are **two reception rooms, a conservatory/garden room, family kitchen/breakfast room** with range of fitted units, **utility room, cloakroom, rear porch** and **cellar**. Over the first and second floors are **five bedrooms** and **three bath/shower rooms including one en-suite**.



There is a useful range of outbuildings including **3 main stables, workshop/storage building, 3-bay open tractor barn/garaging** and then a **good size adjacent barn**. To the West of the house is the **historic and charming, disused Rackham Mill, plus 4th stable**.

The pasture land includes **paddocks** either side of the entrance drive plus field shelter. The **lower lying water meadows offer seasonal grazing or fodder production** opportunities as well as being a **haven for visiting wild and birdlife** and with **pretty mixed broadleaf and bluebell copse**. An attractive **wildlife pond** to one end is host to an abundance of visiting wildfowl as well as wildlife crossing the wide expanse of the Amberley Wild Brooks. Overall, the beautifully positioned property with its handsome house and good range of outbuildings offers a wonderful and totally unspoilt rural spot being a dream for bird and wildlife enthusiasts as well as those thriving on country living including with a good walk to the village pub.

Location

The property lies to the East of the popular historic village of Amberley with its 12th Century castle converted to a luxury hotel and restaurant, plus a primary school, shop & post office, tea room, church, Amberley Museum with its regular events and working displays in the old chalk-pit, two pubs, plus a mainline railway station with regular services to London. Storrington with a Waitrose supermarket and other shops and facilities is within 3.5 miles, whilst Pulborough also with a mainline station and a range of shops is c. 4.25 miles and Arundel is within 7.25 miles. Gatwick airport is within 33 miles and the city of Chichester is c. 15 miles. From the property's doorstep there are miles of wonderful walks including links to the South Downs Way also offering sensational riding.







Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham & Pulborough. Equestrian events at Pulborough, Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.

Information

Prop Ref: HJB02540.

Particulars prepared: April 2026 with photos April 2026 & Summer 2024.

Services: Mains water and electricity are connected. Oil-fired central heating. Private modernised drainage system.

Tenure: Freehold title nos. WSX272703, WSX240739, WSX177124, WSX428054 (Possessory Title to the disused mill), WSX219315 and WSX428055 (Possessory Title to this slither).

Local Authorities: South Downs National Park & Horsham District Council.

Council Tax Band: 'G'.

A public footpath crosses the property in a North-South direction and including going on land between the house and the disused mill building.

Directions

What3words///including.vocals.salutes

The property is located to the North of Rackham Road as shown on the appended plan.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

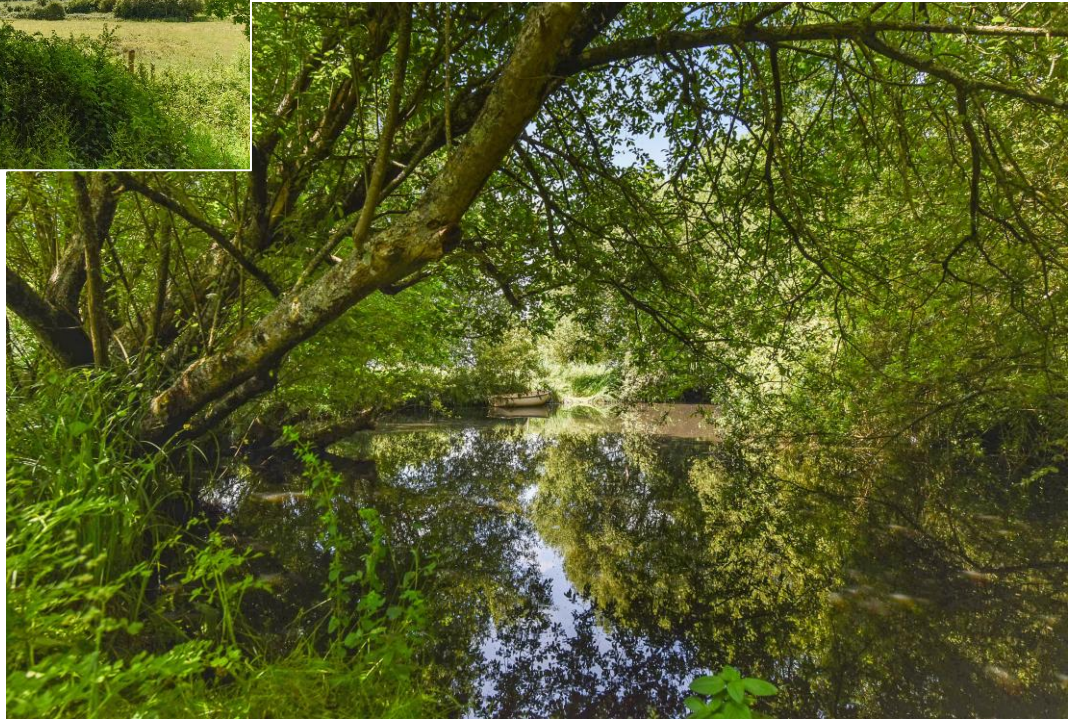
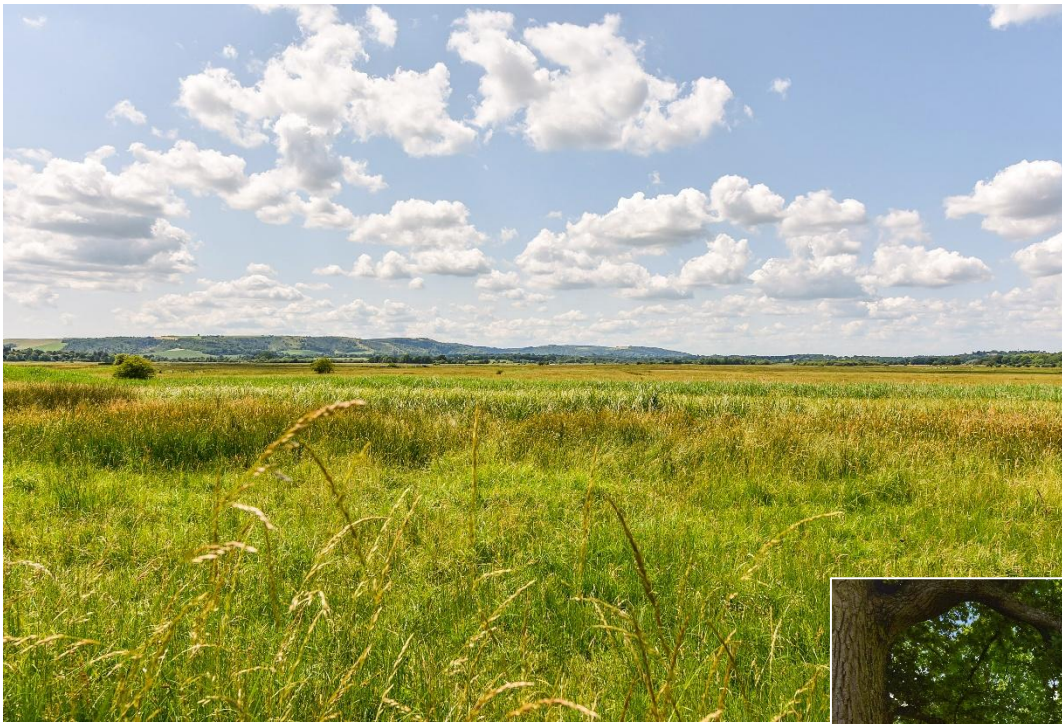
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Approximate Gross Internal Area = 218.8 sq m / 2355 sq ft

Cellar = 19.9 sq m / 214 sq ft

Total = 238.7 sq m / 2569 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 31 F | |
| 1-20 | G | | |

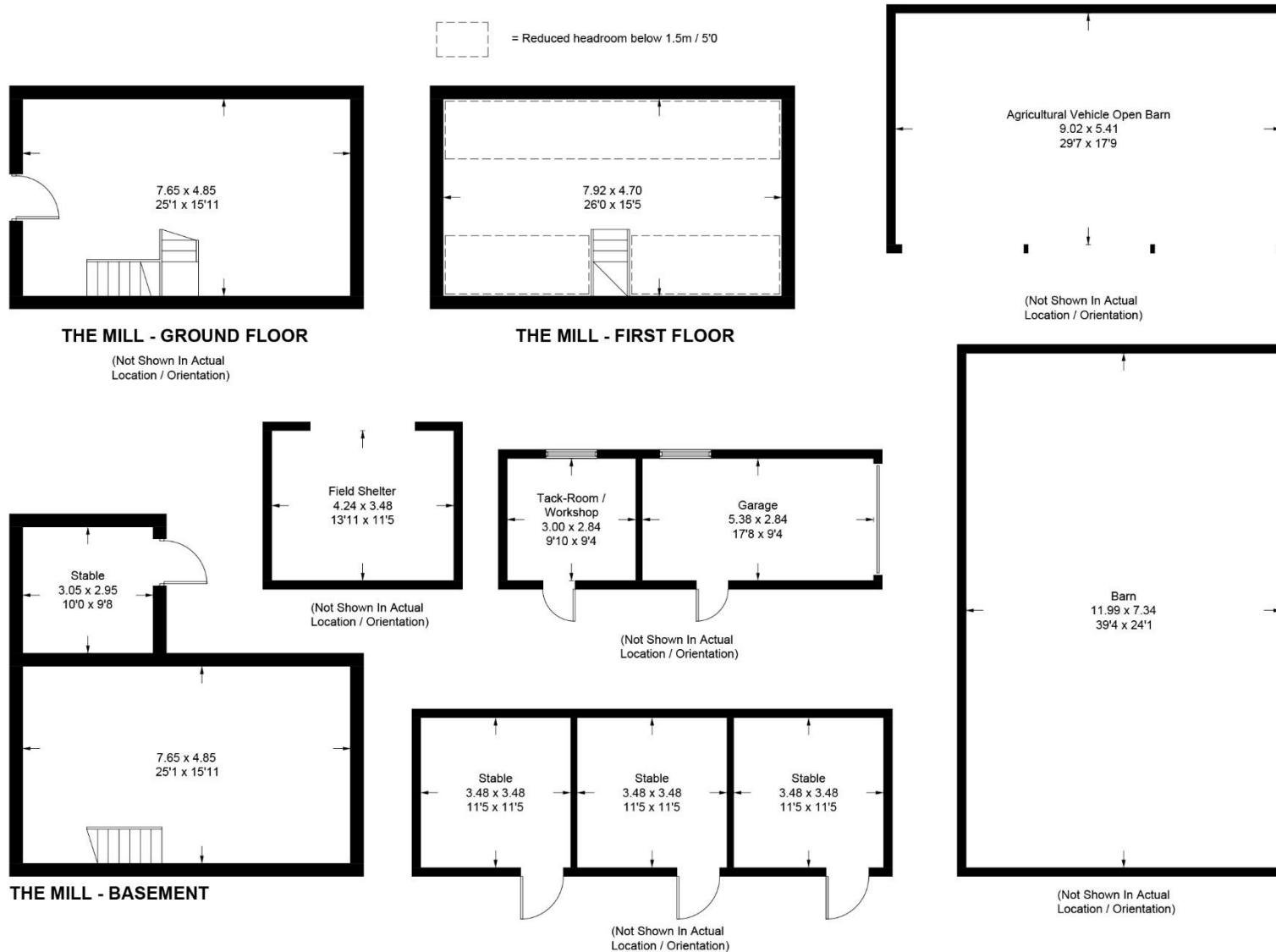


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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2017.(ID1090886)

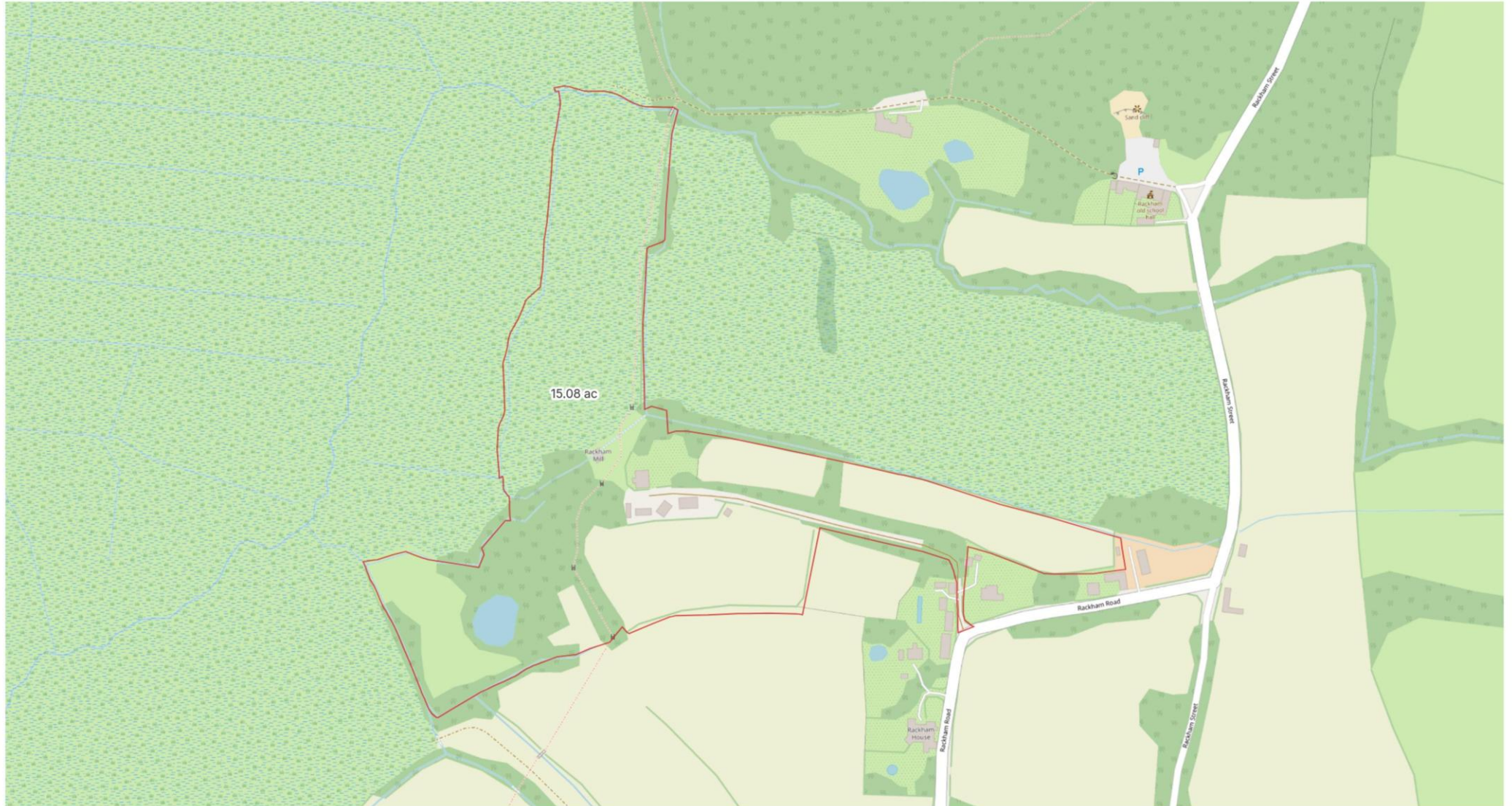
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Approximate Gross Internal Area = 328.4 sq m / 3535 sq ft



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