



FOR SALE

MATHEW GURR **exp**

# NEW MILL HOUSE

AN EXCEPTIONAL SUSSEX ESTATE

BARCOMBE MILLS, BARCOMBE,  
EAST SUSSEX, BN8 5BS

**exp**

## NEW MILL HOUSE, BARCOMBE MILLS, BARCOMBE, BN8 5BS

TOTAL APPROX. FLOOR AREA 4,649 SQ FT

SET WITHIN 26 ACRES OF OPEN SUSSEX COUNTRYSIDE, WITH THE RIVER OUSE FORMING A NATURAL BOUNDARY AND FAR REACHING VIEWS TOWARDS THE SOUTH DOWNS.



*A home defined as much by its setting as its design, offering a rare sense of space, light and quiet connection to the landscape.*

### DISTANCES

LEWES: 10-15 MIN DRIVE

BRIGHTON: UNDER 30 MIN DRIVE

LOCAL PUB: SHORT WALK NORTH

EAST LEWES STATION TO LONDON

VICTORIA BRIGHTON BY RAIL:

APPROX 15 MIN GATWICK AIRPORT:

35-40 MIN DRIVE SOUTH DOWNS

NATIONAL PARK: ON DOORSTEP

### ACCOMMODATION IN BRIEF

- Hallway
- Sitting room with wood burner
- Kitchen / dining room with island
- Utility room
- Principal suite with dressing room and en suite
- Further bedrooms and family bathrooms
- Laundry room and sewing room
- Heated swimming pool and separate sauna
- Functional barn
- Timber outbuildings and greenhouse
- Car barn with stores
- 26 acres of meadow and water
- Fishing rights along the River Ouse



# 01

## THE SETTING

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With the River Ouse forming a natural boundary to the land and far reaching views towards the South Downs, New Mill House offers a rare sense of space, light and quiet connection to the landscape. The setting feels both open and private, with a natural rhythm that changes throughout the day and across the seasons, while the thoughtful integration of sustainable design allows the house to sit comfortably and responsibly within its surroundings.

## THE APPROACH

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The approach is part of the experience. A single track leads alongside the fields, allowing the landscape to unfold as you draw closer. Built in 2018 on the footprint of a former mill, there are subtle references to its past, while the architecture itself is calm, balanced and complimented perfectly by the natural environment.

## ORIENTED TO FOLLOW THE LIGHT

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From morning through to evening, each elevation draws in a different aspect of the landscape. Wide areas of glazing and sliding doors allow the connection between inside and out to feel effortless, with terraces extending the living spaces into the open air.

# 02

## THE GROUND FLOOR

*Living spaces arranged around light, flow and outlook.*

### THE SITTING ROOM

Arranged around a wood burner and framed by triple aspect views, with doors opening directly onto the terrace. A calm, light-filled room that connects to the garden at every turn.

### THE KITCHEN AND DINING SPACE

The kitchen and dining space continues this sense of flow, centred around a substantial island and designed as much for everyday living as for entertaining. A separate utility room, with its own external access, provides a practical transition after time spent in the grounds.

### INSIDE AND OUT

Across the ground floor, the relationship with the outside is constant. Living spaces extend naturally onto terraces, and the landscape remains a quiet, ever-present backdrop.





## 03

### THE PRINCIPAL SUITE & BEDROOMS

The principal suite occupies the south west corner, arguably the finest position in the house. The outlook becomes part of the room itself, with doors opening onto a terrace and uninterrupted views across the surrounding landscape. A dressing room and en suite complete the space.



### UPPER FLOORS

Additional bedrooms are arranged across the upper floors, alongside family bathrooms and further rooms including a laundry and sewing room. Bedrooms open to fresh air and long views, all planned with a sense of balance and ease.

# 04

## THE GROUNDS

*26 acres of meadow, water and open sky*

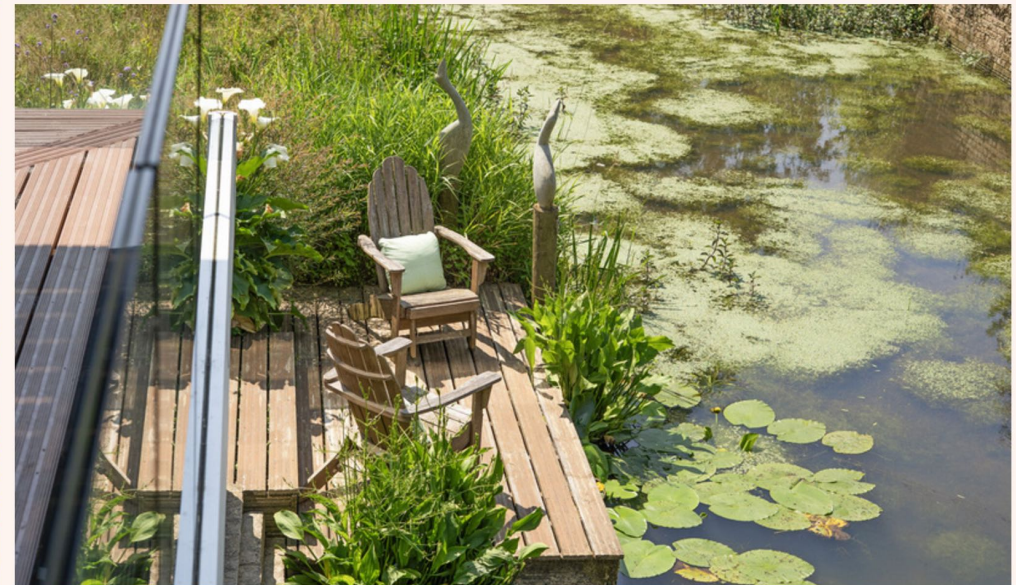
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### LIFE OUTSIDE

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The immediate gardens are thoughtfully arranged, with areas to sit, plant and unwind, alongside a heated swimming pool and a collection of timber outbuildings, a sauna and a greenhouse. Beyond, the land opens out into a varied and gently undulating mix of meadow and water.



### RHYTHM OF THE SEASONS

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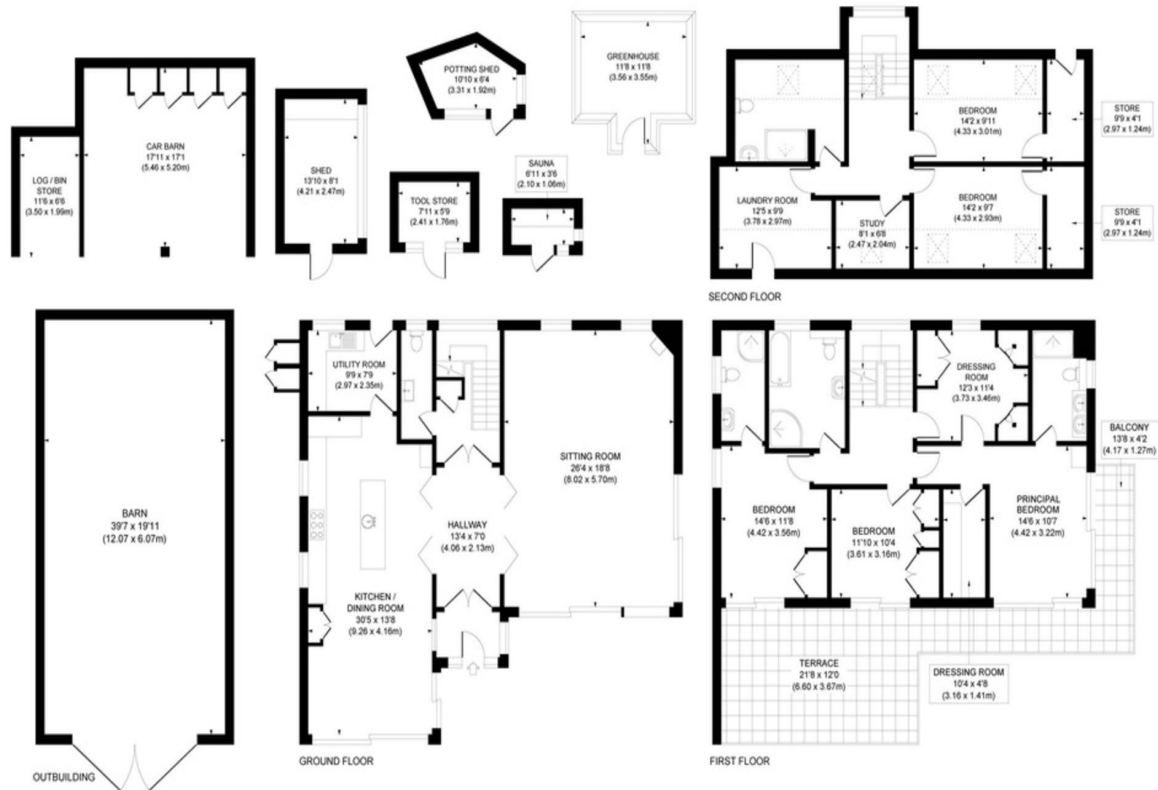
Spring brings new growth and birdsong along the riverbanks from an array of species for keen birdwatchers or nature enthusiasts; summer opens up long stretches of meadow; autumn adds colour and texture; and in winter, the views widen, revealing the structure and scale of the surrounding countryside. Wildlife is abundant, and the sense of space and privacy is unmistakable.

# FLOOR PLAN

NEW MILL HOUSE | TOTAL APPROX. FLOOR AREA 4,649 SQ FT / 431.92 SQ M

## Approximate Gross Internal Area

Main House 3,110 sq. ft / 288.96 sq. m  
 Car Barn 404 sq. ft / 37.52 sq. m  
 Outbuilding 1,135 sq. ft / 105.44 sq. m  
 Total 4,649 sq. ft / 431.92 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## PROPERTY INFORMATION

### TENURE

Freehold

### BUILT

2018, on the footprint of a former mill

### GROUNDS

Approx. 26 acres of meadow, water and garden

### FLOOR AREAS

Main House 3,110 sq ft  
 Car Barn 404 sq ft  
 Outbuilding 1,135 sq ft  
**Total 4,649 sq ft**

### FEATURES

Heated swimming pool, timber outbuildings, greenhouse, fishing rights along the River Ouse

### LOCAL AUTHORITY

Lewes District Council

### VIEWING

Strictly by appointment with Mathew Gurr

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## LOCATION

### BARCOMBE MILLS, EAST SUSSEX

Set within the idyllic hamlet of Barcombe Mills, New Mill House offers a rare combination of countryside seclusion with excellent access to nearby amenities and transport links.

A short drive from the historic county town of Lewes (approx. 10-15 minutes) brings you to its boutique shops, independent cafes, restaurants, weekly markets and well-regarded schools. Lewes also provides a mainline railway station with direct services to London Victoria, and connections to Brighton in around 15 minutes.

Gatwick Airport is typically 35-40 minutes away. Brighton's seafront, theatres and shopping are usually under 30 minutes. Closer to home, the surrounding South Downs offers immediate access to scenic walking routes, riverside trails and bridle paths, while nearby villages provide everyday essentials and traditional pubs.

ARRANGE YOUR VIEWING



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