



Pulborough, West Sussex RH20





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Offers in Excess of £1,350,000 Freehold ID: 75785

Storrington 4.2 miles, Worthing 13.5 miles, Horsham 13.8 miles,  
Petworth 6.6 miles, Chichester 17.6 miles, Gatwick Airport 29.9 miles

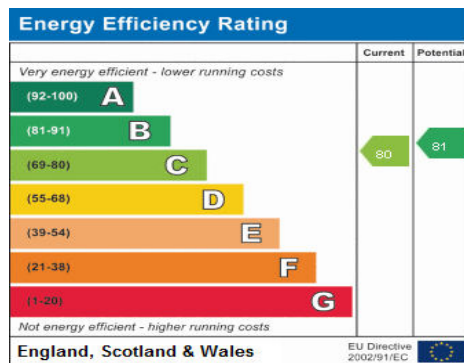


- Quiet no through-road location
- Glorious views over farmland and South Downs National Park beyond
- Eco-friendly build specification
- Four first-floor en-suite bedrooms
- Double detached car barn
- Local village pub nearby
- Mainline station at Pulborough

## Directions

From the office of GL & Co in Pulborough continue in a easterly direction for approximately quarter of a mile and you will find Old Mill Place shortly thereafter. Continue down Old Mill Place to the end and you will see the entrance to the private drive of Millstone Barn on your left hand side.

What3words///stolen.dolphins.bets



## The Property

This stunning four/five bedroom Sussex style barn was built to sympathetically fit into its rural surroundings, whilst internally offering a spacious, light and airy feel of a modern home. The accommodation comprises an impressive vaulted entrance hall, which is open on both sides allowing for an amazing amount of natural light, with a feature wood burning stove fireplace at its heart. To the left of the reception hall there is the fabulous modern fitted kitchen with built in appliances, copious storage cupboards and drawers, centre island with sink and hob and bi-fold doors opening out onto the terrace. Off the kitchen there is access into a separate utility area leading to an en-suite ground floor bedroom, which has annex potential. There is a spacious sitting room with feature fireplace and bi-fold doors leading onto a rear terrace. To the front of the property is a separate office/study area, ideal for home working.

A wood and glass turning staircase complete with inset LED lighting leads to a fabulous floating landing with lovely views over adjoining farmland. From here, there is access to the four first floor double bedrooms, all with en-suite facilities. Each of the bedrooms, including the landing have thoughtfully designed window spaces in order to enjoy the views over farmyard and the South Downs National Park and beyond.

## Agent's Note

The property has been built with a particular focus on delivering a high performing eco-friendly home whilst ensuring the full data infrastructure is in place to deliver modern smart home technological solutions. Constructed from Insulated Concrete Formwork (ICF) to provide leading insulation and air tightness levels, Air Source Heat Pump (ASHP) for all heating and hot water requirements, Mechanical Ventilation Heat Recovery (MVHR) for optimal ventilation and heat re-distribution, underfloor heating throughout the ground floor along with Solar Panels to further reduce operational costs. Throughout the home Cat6 data cabling has been installed with all living rooms and bedrooms having data and TV/Satellite sockets, the app based lighting system is fully programmable, a fully wired app based camera security system alongside automated and video linked drive gates. There is also an app managed electric car charging point in garage.

## Outside

The property sits on a plot of approximately one third of an acre and is approached via a private gravel driveway, which leads to the double car barn and off road parking.

To the rear there is a large paved entertaining area and access to level lawned area, with views over adjoining farmland and the South Downs National Park beyond.



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## Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

## Sports and recreation

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

## Services

All mains are connected plus solar power.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps.

## Council Tax

Council Tax Band G. Please contact Horsham District Council on 01403 215100.

## In the Know

Not all of our properties are available online. For further information on our "in the Know" selection, please give us a call on 01798 874033

## Viewing

Viewing strictly by appointment through GL & Co. Telephone 01798 874033 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)





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# Old Mill Place, Pulborough, RH20

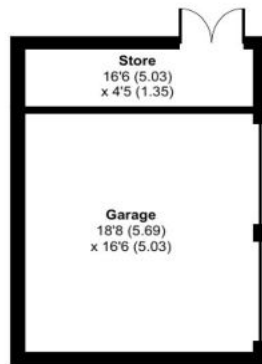
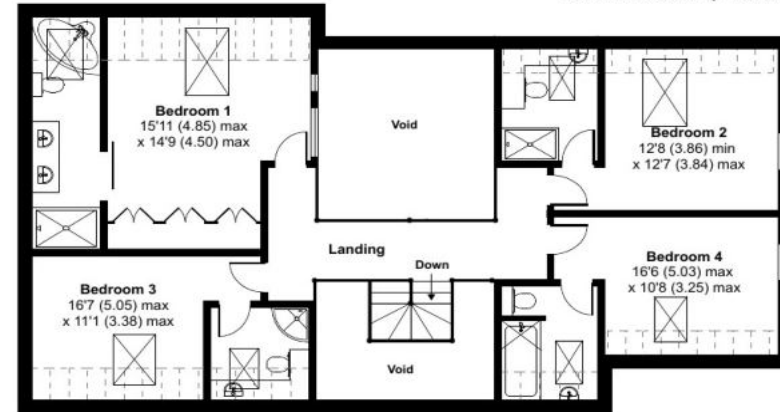
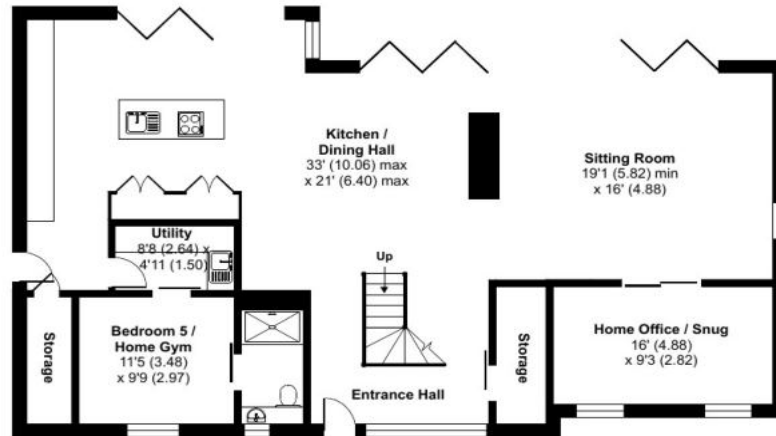
Approximate Area = 2844 sq ft / 264.2 sq m (includes garage & excludes voids)

Limited Use Area(s) = 205 sq ft / 19 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 3122 sq ft / 290 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for GL&CO Estate Agents. REF: 1088884

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