



The Old Mill

Old Mill Lane, Wisborough Green, Billingshurst, West Sussex, RH14 0DA

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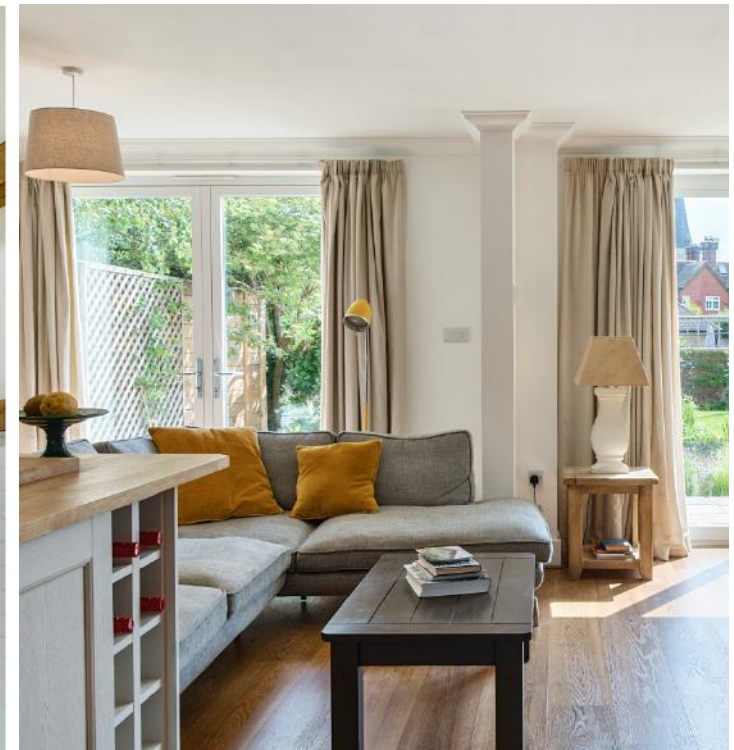


Alex Harvey
A passion for property

The Old Mill

A wonderful, Grade II listed, comprehensively refurbished iconic property, blending rich heritage with modern and sustainable living. Located in the conservation area of Wisborough Green, this unique home offers character with the ease of amenities nearby.

- HISTORY MEETS MODERN CONVENIENCE
- FIVE DOUBLE BEDROOMS
- AIR-SOURCE HEAT PUMP
- PANORAMIC VIEWS
- LANDSCAPED REAR GARDEN
- CENTRAL VILLAGE LOCATION





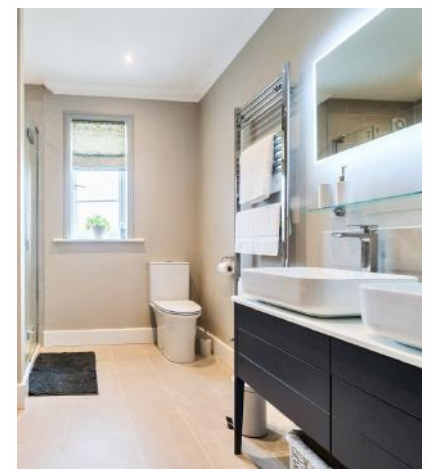




The Old Mill was built around the 1800s, although the exact date is unknown, the octagonal, sandstone-constructed base is all that remains of the original structure. The current owner has extended and improved the building, adding many modern conveniences, including air-source pump heating, and has beautifully landscaped the grounds.

The ground floor offers a welcoming hallway, substantial kitchen/family room, study, downstairs cloakroom, utility, and octagonal sitting room at the base of the original mill. The dual aspect kitchen/family room is a lovely bright space with plenty of natural light and Karndean™ luxury vinyl with under-floor heating. The kitchen is newly fitted with a variety of units with solid-oak worktops including a central island. Appliances include two split-level ovens, induction hob with remote controlled extractor over, an American-style fridge/freezer, and an integrated dishwasher. The utility room has a washing machine, dryer and external door, making this ideal as a boot room. The sitting room is full of charm with exposed beams, and walls of stone and lime.

The upper floors offer five double bedrooms, one within the original mill with sandstone walls, a shower room and a luxury family bathroom with Jack & Jill basins, shower cubicle, panelled bath, and a bluetooth-speaker mirror. Bedroom two has an ensuite. The top floor, with the newly installed dome ceiling, offers panoramic views and access to the roof terrace, a lovely space, ideal for entertaining or stargazing.





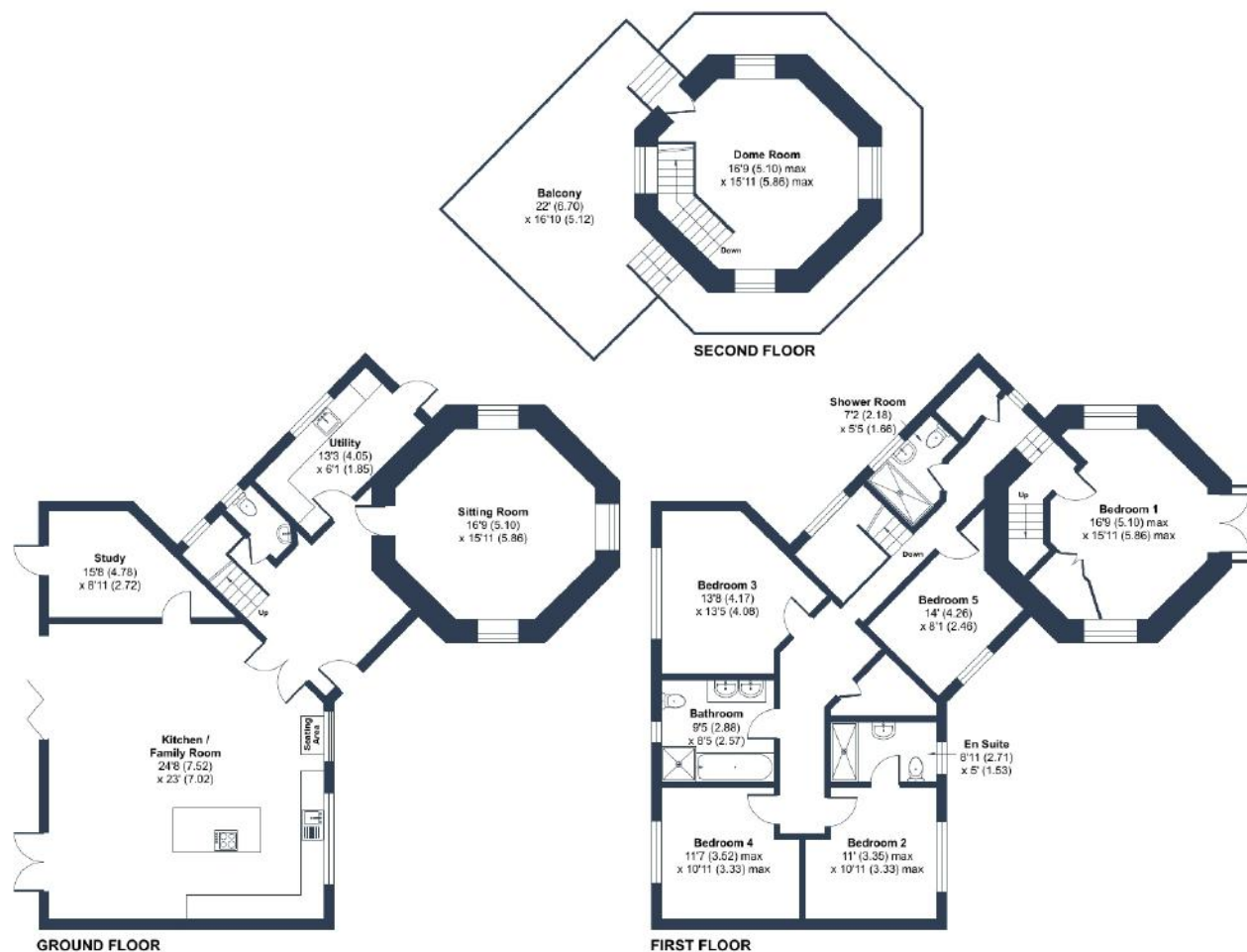


OUTSIDE

The property is approached via a gated, gravelled driveway, providing parking for numerous vehicles, with raised flower beds. The landscaped, tranquil rear garden is mainly laid to lawn with an established ornamental pond, flower beds and a useful garden shed. There is a substantial patio area with an outside sink, providing the perfect space for alfresco dining and entertaining. This is an incredible opportunity to acquire a really special home, an integral part of the village's enduring legacy.

The popular village of Wisborough Green is renowned for its central Village Green, which plays host to many local events, and has a shop, Post Office, primary school, two well-reviewed public houses and the parish church. Billingshurst is a short drive away, providing shopping facilities, schooling for all age groups, a leisure centre, and a mainline station with services into London and the south coast.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1299453

Approximate Area = 2579 sq ft / 239.5 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, air-source heat pump, water and mains drainage are currently connected to the property. Council Tax Band F, however this could be subject to change. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

