



A charming and picturesque 17th Century thatched cottage nestled in an idyllic setting, boasting exceptional outdoor amenities within its own grounds.

OIRO £575,000
Station Road, Angmering, BN16



3
Bedrooms



2
Bathrooms



2 Reception
Rooms



Guest Lodge
Outside Studio

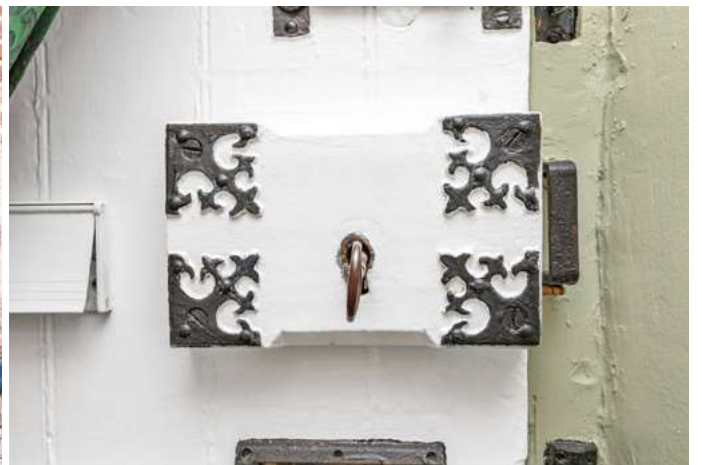


Large landscaped
Garden

ALISON MCCAREY POWERED BY **exp** TM UK

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The Old Mill House, Station Road, Angmering, BN16 4HY

The Old Mill House is a charming Grade II listed cottage with a thatched roof and traditional brick-and-flint construction. One of the oldest structures in the village of Angmering, it dates to 1642 and has records validating its rich history. This beautiful home, which was once the village's Mill House, combines a wealth of original character elements with contemporary living. The front door, one of the cottage's many historic features, is still unlocked with its original key, demonstrating its exquisitely preserved history.

Welcome to The Old Mill House, a charming Grade II-listed 17th-century retreat that combines timeless heritage with contemporary luxury.

The cottage's enchanting flint-and-brick façade is framed by a walled front garden beautifully landscaped, while a cobbled path leads to the gated side entrance. Stepping into the hallway, and you're transported back in time, starting with the historic Earth Floor - a beautifully worn brick surface rich with character. Exposed beams, original stone floors, and the front door's original key all add to the sense of timelessness.

The living/dining room is warm and inviting, with a brick fireplace, exposed beams, leaded windows, and ample space for hosting. Adjacent is the newly restored scullery, a breathtaking space approved by English Heritage. Featuring a glass ceiling, carefully placed sister beams, and views of the original flint walls, it perfectly balances history and modernity.

A newly added garden room with a glass lantern roof, located just off the kitchen and living room, adds to the home's charm, providing a peaceful space that opens onto a lower patio and the South East-facing garden beyond.

The cottage kitchen is a blend of tradition and practicality, with quartz countertops, wooden cabinetry, and quality integrated appliances. Opposite, alcove shelving provides additional pantry space. For history enthusiasts, the remains of an original bread oven were discovered by a camera inspection behind the lounge fireplace, suggesting that there may be an inglenook fireplace – an exciting feature the next owners might choose to explore further if they wish to uncover more of the cottage's 400-year-old history.

The ground floor flows naturally from one inviting space to the next, including the stylish fitted bathroom with a freestanding roll top bath and a striking copper sink.

Upstairs, the three bedrooms and a modern shower room continue the theme of comfort and character. The principal bedroom, bathed in natural light, boasts leaded windows, hand-crafted wardrobes, and high ceilings, while acoustic café shutters add both insulation and tranquillity. The second double bedroom has plenty of wardrobe space and lovely garden views from the lead-light windows. The third single bedroom is ideal for children or as a study.

The entire property has been thoughtfully updated with new insulation, soundproof flooring, carpets, and rewiring, including a dedicated power supply to the outbuildings.

Step into the South East-facing garden, and you'll discover a haven for relaxation and entertaining. The garden bar and cabana are equipped with power, lighting, a wood burner, and space for fridges and a pizza oven—perfect for hosting. The guest lodge offers luxurious accommodation for visitors or holidaymakers, complete with Wi-Fi and independent access, making it perfect for guests attending the renowned Goodwood motor racing events or enjoying a tranquil coastal break.

At the far end of the garden lies a spacious office/studio, ideal for remote work, a gym, or an art studio. The wood workshop, complete with a stone floor and storage area, is a dream for hobbyists.

The Old Mill House is truly unique, combining historic charm with modern comforts and exceptional outdoor spaces. With so many features, this cottage must be seen to fully appreciate its versatile and comfortable living space.



The characterful living room with brick fireplace, exposed beams and lead-light windows



The garden room - the perfect way to enjoy the garden, no matter the weather



The elevated but secluded terrace for dining or enjoying the hot tub



The extensive south east facing garden which leads to the Guest Lodge, Garden bar and Cabana





The beautifully-appointed kitchen comes fully fitted with generous quartz worktops, wooden cabinetry and quality integrated appliances



The stunning bathroom with a contemporary free-standing bath and a stylish copper basin



The principal bedroom is flooded with light and is spacious with delightful lead-light windows, high ceilings and built-in hand crafted wooden wardrobes

- Charming 17th Century, Grade II listed thatched cottage with Original period features throughout.
- Characterful living/dining room with brick fireplace, exposed beams and lead-light windows.
- Newly refurbished 'Scullery' with approval from English Heritage.
- Light-filled garden room with glass lantern.
- Modern kitchen with quartz worktops, wooden cabinetry and quality integrated appliances.
- Stylish family bathroom with free standing bath, WC and charming copper sink.
- Large master bedroom with delightful lead-windows, high ceilings and built in hand-crafted wooden wardrobes.
- Second bedroom with space for wardrobes and pretty views through the lead-light windows.
- Third single bedroom is ideal for children or as a home office.
- Additional newly installed shower room.
- Newly installed greenhouse and potting area.
- Private terrace for dining/hot tub.
- Garden bar, cabana and workshop.
- Guest lodge, outside studio/office with independent access.
- Single garage and one parking space.



The Second Bedroom with high ceilings and lead-light windows



The Third Bedroom/Study



Stylish Shower Room with contemporary tiling and quality fixtures

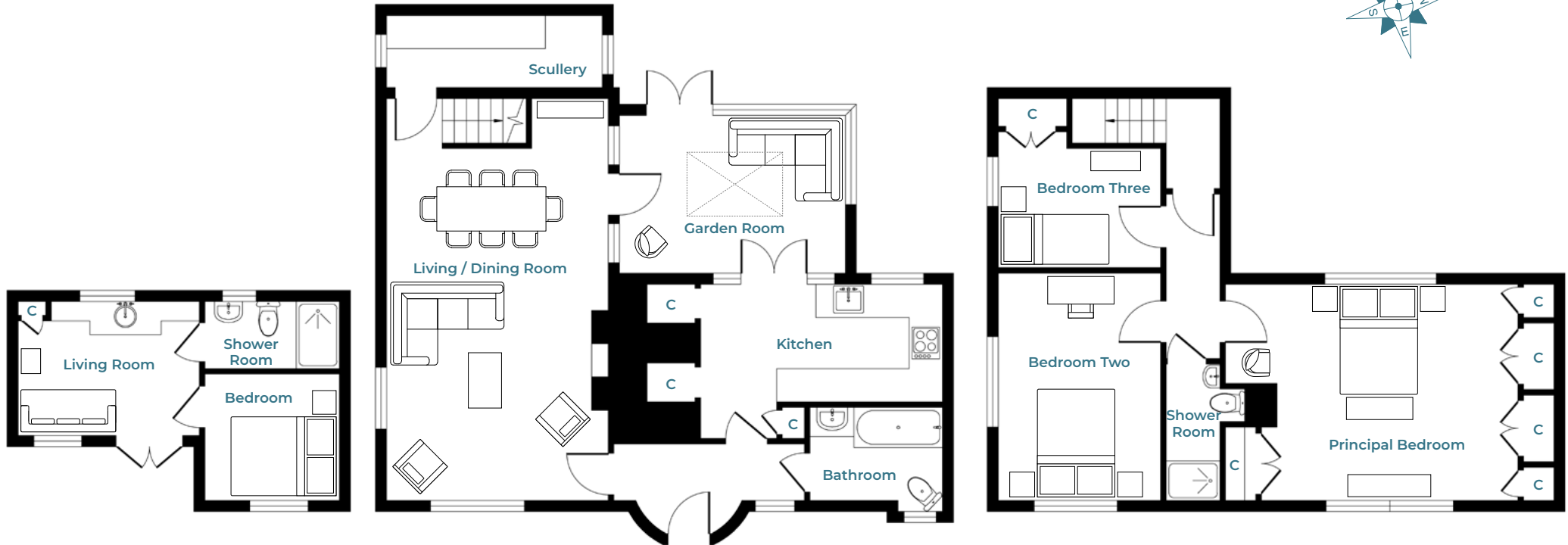
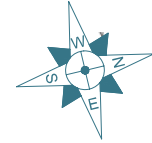




The Old Mill House

Station Road, Angmering, BN16 4HY

Gross Internal Floor Area: 1,525 sq ft / 141.8 sq m (including Lodge)



Guest Lodge

Approximate Floor Area: 181 sq ft (16.8 sq m)

Living Room	10' 9" x 7' 1"	(3.27m x 2.42m)
Bedroom	8' 0" x 7' 6"	(2.43m x 2.28m)

The Cottage Ground Floor

Approximate Floor Area: 779 sq ft (72.4 sq m)

Living/Dining Room	23' 9" x 13' 1"	(7.25m x 4.00m)
Garden Room	13' 5" x 9' 8"	(4.08m x 2.95m)
Scullery	12' 9" x 4' 3"	(3.89m x 1.30m)
Bathroom	7' 10" x 5' 6"	(2.39m x 1.68m)

The Cottage First Floor

Approximate Floor Area: 565 sq ft (52.5 sq m)

Principal Bedroom	15' 8" x 12' 8"	(4.78m x 3.86m)
Bedroom Two	13' 5" x 9' 0"	(4.10m x 2.74m)
Bedroom Three	9' 7" x 7' 10"	(2.93m x 2.38m)

Tenure: Freehold

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.



Follow the pathway to the Guest Lodge, and then continue further down to the office/studio



The guest lodge offers luxurious accommodation for visitors or holidaymakers



Enjoy long summer evenings relaxing in the Cabana



A newly installed Greenhouse and potting area

The Old Mill House, Station Road, Angmering

Garden Plan



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The Old Mill House is ideally located for easy access to the A24, with Arundel just 4.5 miles away (approximately 15 minutes by car), offering a variety of shops, cafes, and, of course, the castle and cathedral. Rustington village is a short drive away and can also be reached on foot, featuring an abundance of eateries.

There are two main supermarkets nearby, as well as other retail outlets at the local retail park.

A bus stop is conveniently located across the road from the cottage, and the charming centre of Angmering is just a 5-minute stroll away. Here, you'll find public houses, bars, restaurants, a butcher, a doctor's surgery, and a chemist.

Nearby villages, such as East Preston and Ferring, offer a wide range of delicatessens, cafes, and bakeries, all easily accessible by car or bus. Angmering Train Station is a short walk away, with direct trains to London Victoria in about 1 hour 45 minutes and to Brighton in just 30 minutes.

The beach is also within walking distance via East Preston, a leisurely 40-minute stroll. Littlehampton, with its Children's Harbour Park Amusement Arcade on the beachfront, is just a 10-minute drive.

The location of The Old Mill House is truly idyllic, offering the new owners access to beautiful South Coast villages, as well as the stunning Angmering Estate, nestled at the foot of the South Downs National Park.



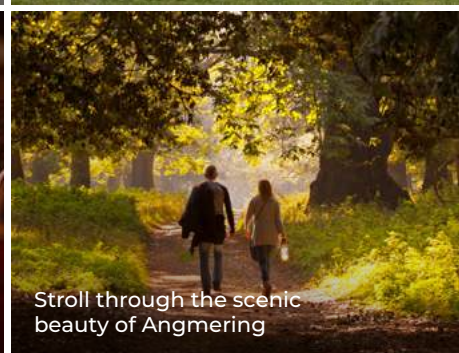
Enjoy delicious breads and sweet treats at The Butler's Pantry



Step back in time at Arundel Castle



Discover welcoming pubs and delightful restaurants



Stroll through the scenic beauty of Angmering



Enjoy the coastal charm of Littlehampton



Beaches close by to enjoy a range of water activities



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All enquiries through sole selling agent

Alison Mccarey EXP UK

For an appointment to view this stunning home
contact Alison on 07506 730 460


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