



LODSBRIDGE
MILL



Lodsbridge Mill, Selham, West Sussex

A small estate with an 18th Century former watermill on the banks of the River Rother, separate 17th Century cottage, spa complex and stabling, total 18.73 acres (7.58 hectares)

Lodsbridge Mill

A charming stone and brick-built 18th Century former watermill extended and converted in the 1960s, now Listed Grade II.

4 bedrooms, 2 bathrooms, steam/shower room and further shower room (including principal suite with dressing room & open-plan bathroom), well-equipped kitchen/family room, sitting room, sunroom/dining room

Lod's Mill Cottage

A delightful 17th Century half timber-framed former miller's house, now Listed Grade II, overlooking the river and with its own garden and separate rear access.

3 bedrooms, bathroom, shower room, sitting/dining room, kitchen and wine cellar

spa complex

An independent leisure building constructed in the 1970s on the site of a disused canal lock.

indoor and outdoor heated pools, kitchen, sauna, plunge pool, vaulted entertaining room, treatment/sleeping area, steam/shower room

gardens & grounds

Riverside lawns and walks with mature trees, water meadows, woodland, kitchen garden, river frontage with fishing rights, about 447 yards single bank and about 397 yards double bank



LOCATION

In an Area of Outstanding Natural Beauty within the South Downs National Park, between Midhurst and Petworth.

The village of Selham, about half-a-mile to the south, contains a delightful little church dating from Saxon times, St James's, and a real ale pub, The Three Moles. The Halfway Bridge Inn (pub, bar, restaurant and accommodation) is about half-a-mile to the north on the A272. The highly regarded village of Lodsworth, a mile or so to the north, has a traditional pub/restaurant The Hollist Arms and the well-stocked Lodsworth Larder, open seven days a week.

LODSBRIDGE MILL

is a country house of immense charm and character in an idyllic situation alongside the River Rother, with views over the river, weir and water meadows. Constructed of stone and brick with some tile-hanging, the mill building dates from the 18th Century and is Grade II Listed. The watermill fell out of use early in the last century and was subsequently acquired from the Cowdray Estate by polo enthusiast Evelyn de Rothschild who extended and converted it into a private house in the early 1960s.

The accommodation is arranged over three floors and has generous ceiling heights throughout. It provides 4 bedrooms (including principal suite with dressing room and open-plan bathroom), a further bathroom, shower room and shower/steam room, sitting room, dining/sun room, a well-equipped kitchen/family room, and a guest cloakroom. The house has been refurbished to a high standard during the present ownership. Following a series of exceptional floods in 2012-13, comprehensive flood protection measures have been installed.

LOD'S MILL COTTAGE

dates from the 17th Century or earlier and is Listed Grade II. Believed to have been the original mill house, it overlooks the river from an elevated position to the south-west, away from the main house and with separate rear access. It is of half timber-frame construction with stone and brick elevations with tile-hanging above.

The accommodation provides 3 bedrooms, sitting /dining room, kitchen, bathroom, shower room, and a wine cellar.

THE SPA COMPLEX

is situated well away from the house on the far side of the river, across the meadows and on the site of the old canal lock. It was constructed in the early 1970s of brick and stone with a tiled roof.

The accommodation includes an indoor pool linked via an underwater arch to an outdoor pool. Full-height glazed sliding doors lead out to a terrace with a southerly aspect over the grounds, and similar glazed doors link the pool room to a vaulted entertaining room with a canopied stone fireplace.

There is also a sauna, plunge pool, kitchen, first floor treatment or sleeping area reached by a spiral staircase, and a shower room. A plant room is separately accessed from the rear of the building.



STABLING

Sharing the secondary rear access with Lod's Mill Cottage is a custom-built range of loose boxes and a tack room, of timber construction with felt roof on a concrete apron with a paved courtyard to the front.

GARDENS & GROUNDS

The lawned area adjoining and to the west of the mill is gloriously enhanced by mature willows alongside the river where it tumbles over a weir. To the south of the mill, a broad grassy glade bordered by shrubs and trees leads to Lod's Mill Cottage and a timber-decked steel cabled suspension footbridge spanning the river. Immediately to the east of the cottage is Lodsbridge Castle, a small defensive motte (raised earthwork) believed to date from the 13th Century. The mound was re-used in about 1700 for construction of a windmill, reportedly falling into disuse by the middle of the 18th Century. It is considered to be of significant archaeological interest and is a Scheduled Ancient Monument in the care of Historic England.

A cottage garden to the west of Lod's Mill Cottage includes an area of kitchen garden, and beyond is an area of mixed woodland sloping down towards the western boundary. The remainder of the land mostly comprises water meadows, bounded to the west by the river and to the north, beyond the disused canal, by a belt of mature woodland. River frontage extends to about 447 yards single bank and about 397 yards double bank, with fishing rights included. Other sporting rights are reserved to the adjoining Cowdray Estate, along with mineral rights.

SERVICES

Mains water and electricity supplies are connected, as is broadband and centrally-monitored intruder alarm systems with CCTV. The mill and cottage have separate oil-fired heating and private drainage systems. The spa complex is electrically heated and served by mains drainage.

PLANNING

Lodsbridge Mill and Lod's Mill Cottage are both Listed Grade II as of Special Architectural or Historic Interest.

LOCAL AUTHORITY

Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex PO19 1TY telephone 01243 785 166

COUNTY AUTHORITY

West Sussex County Council, County Hall, West Street, Chichester, West Sussex PO19 1RQ telephone 01243 777 100

VIEWING

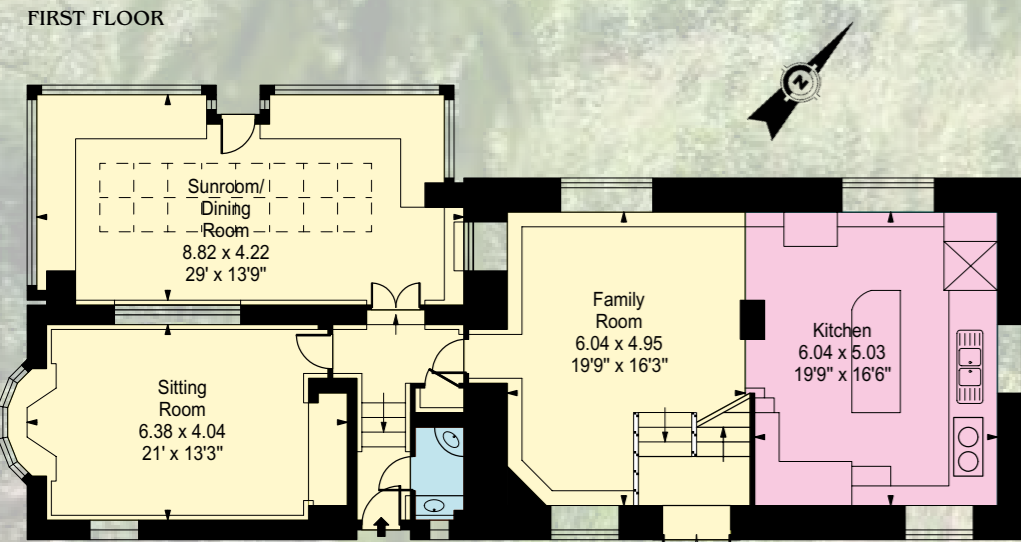
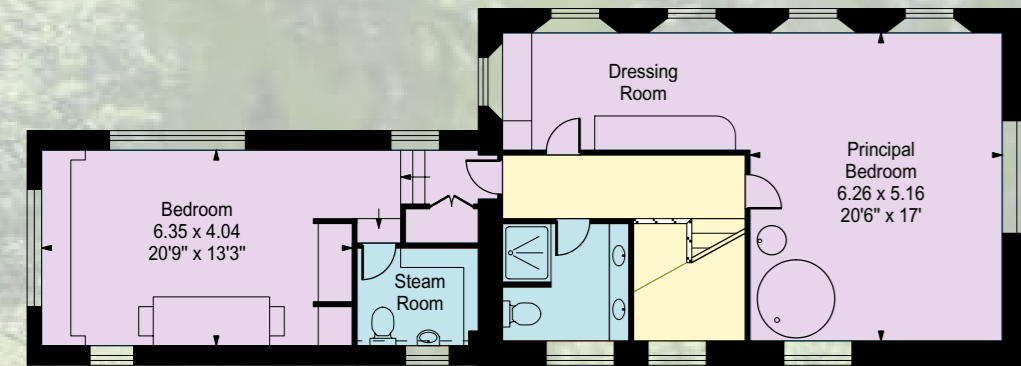
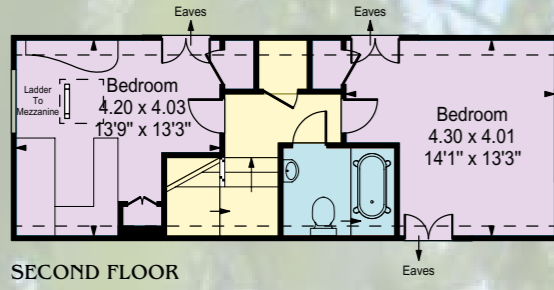
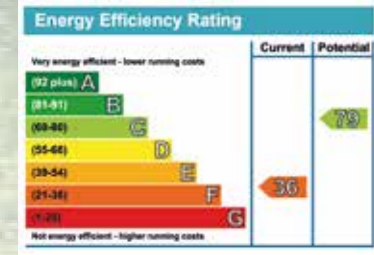
Strictly by confirmed prior appointment with sole agents, Pereds, Portland House, Portland Road, London W11 4LA telephone 020 7221 1404 info@pereds.com

DIRECTIONS

Take the road southwards towards Selham opposite the Halfway Bridge Inn on the A272 between Midhurst and Petworth. In about half-a-mile, cross the river and after a right-hand bend the main entrance to Lodsbridge Mill will be found on the right.

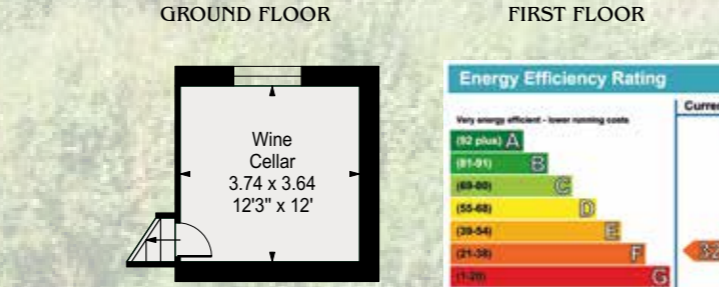


LODSBRIDGE MILL



GROUND FLOOR

LOD'S MILL COTTAGE

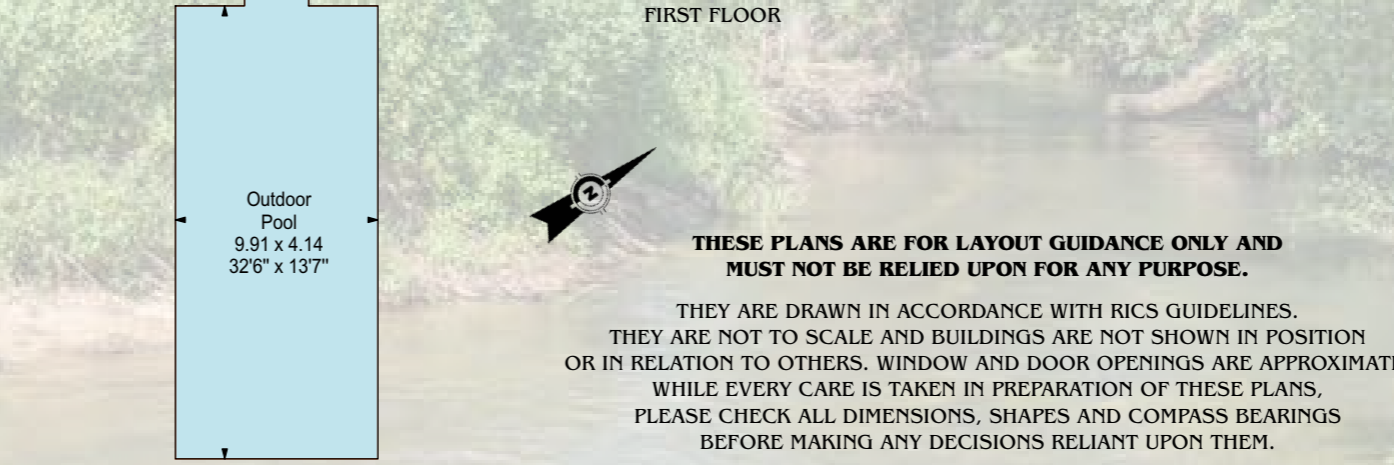
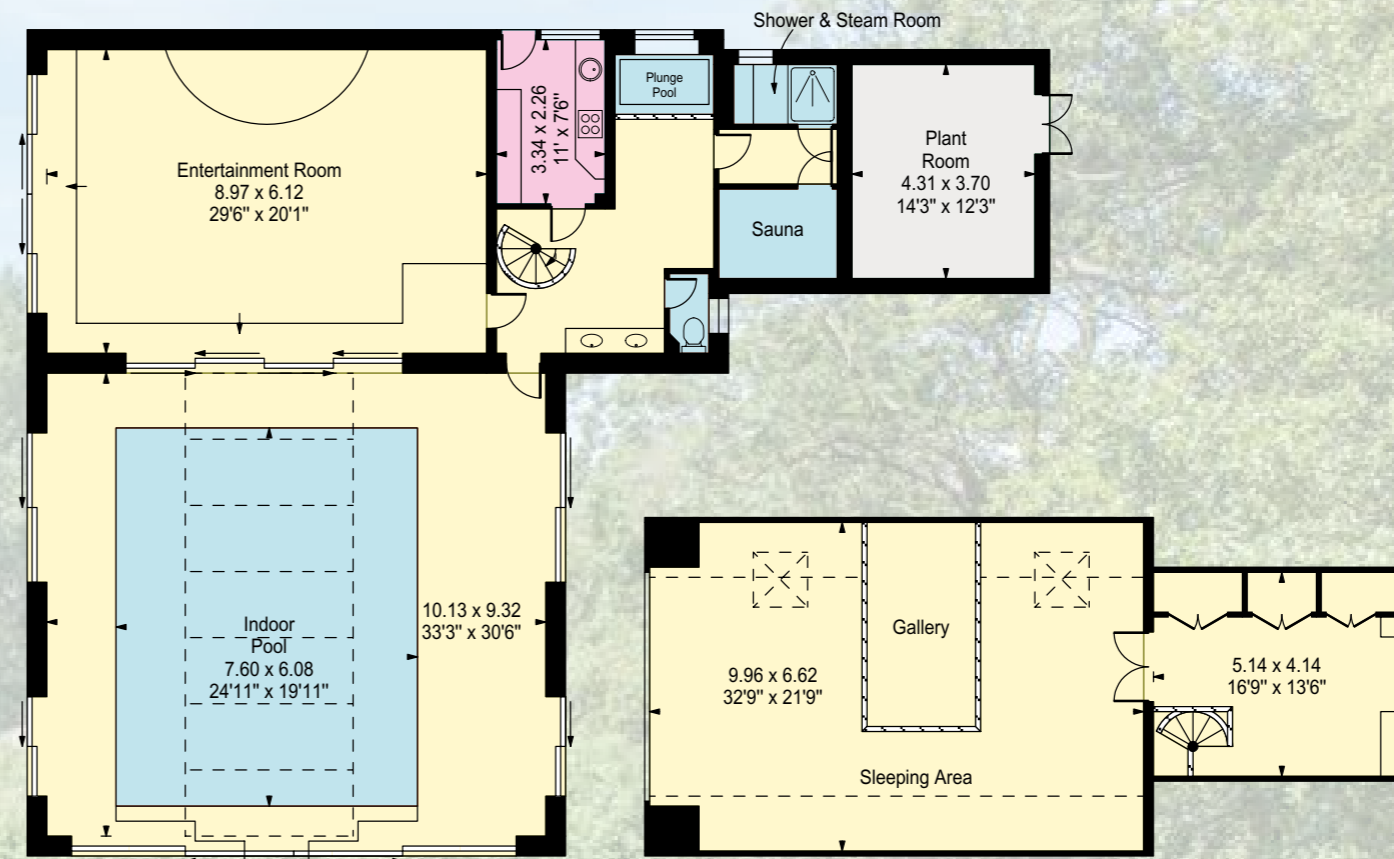


LOWER GROUND FLOOR



Lodsbriidge Mill	3,101 sq ft	288 sq m
Lod's Mill Cottage	1,442 sq ft	134 sq m
Spa	3,165 sq ft	294 sq m
Stables	1,345 sq ft	125 sq m
Garage and Boiler	323 sq ft	30 sq m
Total	9,376 sq ft	871 sq m

SPA



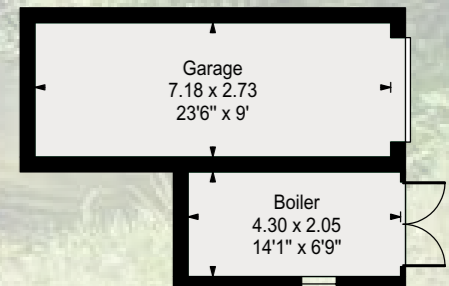
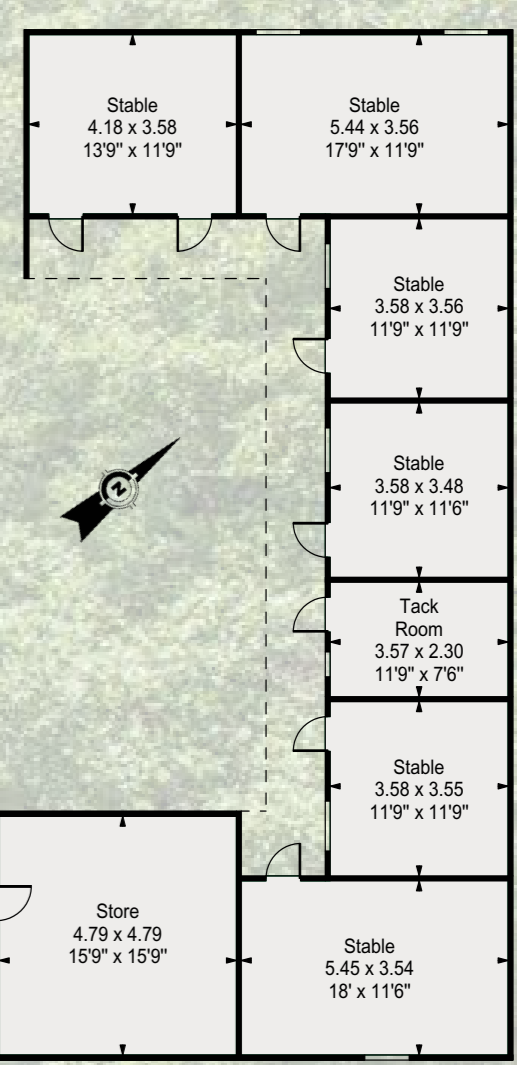
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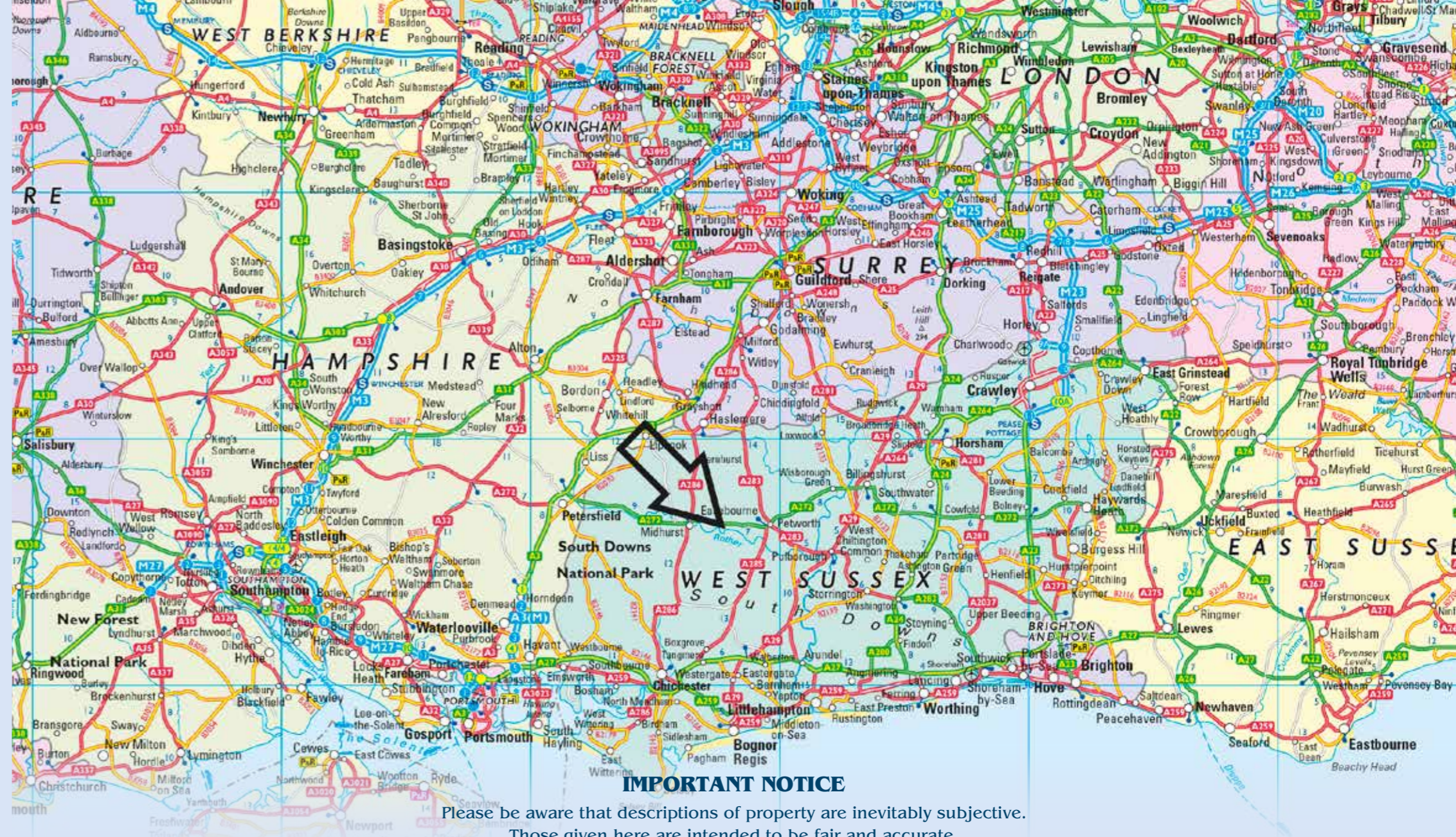
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STABLING





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