



# Hunston Mill House & Cottages

Selsey Road, Hunston, Chichester, West Sussex PO20 1AU

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS









Wonderful countryside nearby



Chichester Harbour & The South Downs

# Hunston Mill House & Cottages

Selsey Road, Hunston, Chichester,  
West Sussex

A handsome five bedroom detached period house with 5 excellent income generating self-catering units, including a stunning converted Mill, set in enchanting beautiful gardens and grounds, in all about 0.55 acres, with countryside views, near Chichester Golf Club and within easy reach of Chichester Marina.

## PROPERTY FEATURES

Detached Period House 5 Double Bedrooms  
2 Bathrooms one en-suite  
Drawing/Family Room  
Sitting Room, Study, Dining Room  
Snug, Garden Room  
Large Kitchen, Utility Room, Shower Room/WC

3 Cottages and 2 Apartments in converted Mill

## OUTSIDE

Studio Garage/Store and Workshop  
Garage and Carport, Further detached Storage room  
Extensive parking area for at least 16 vehicles,  
Delightful gardens and grounds with private southerly aspects

**In all, set in about 0.55 acres**

See interior photos of Cottages and the Mill apartments  
[www.hunstonmill.co.uk](http://www.hunstonmill.co.uk)



### THE PROPERTY

Hunston Mill House is a handsome detached period house, of immense charm and character, which is understood dates from circa 1830 and provides versatile and spacious living accommodation, set within superbly kept enchanting gardens and grounds, the property offers versatile accommodation and includes a number of self-catering holiday cottages and apartments with excellent potential to generate income from a long established business.

The main house is approached through an imposing brick pillared entrance leading into an extensive gravel drive providing parking spaces for at least 16 vehicles with a driveway leading to a Garage. Upon entering the house there is a hall with ancient flagstones with doors leading to a large double aspect drawing/family room and a sitting room and large study. Steps lead down to the wide kitchen and there is a utility room and shower room/wc. At the rear of the house there is a delightful garden room with a staircase leading up to the bedroom 5 with an en-suite bathroom/wc. A staircase from the hall leads up to the landing leading to 4 bedrooms and a family bathroom/wc and a separate wc.

Adjacent to the main house there are a number of self-catering properties recently upgraded with new kitchens and bathrooms comprising: two semi-detached cottages with two bedrooms. A fantastic converted Mill with ground and first floor one bedroom apartments and a further single storey two bedroom cottage. There is also a separate small detached one bedroom studio, all surrounded by beautifully landscaped gardens and grounds, some of which have far reaching views over the nearby wonderful countryside.

















### CHICHESTER Cathedral city

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and to the south of Goodwood there is Westbourne House.

















## GARDENS & GROUNDS

Hunston Mill is approached through an imposing brick pillared entrance leading into an extensive gravel parking area leading to a garage and five bar timber gates and a further driveway parking area and carport adjacent to the entrance of the main house. The gardens and grounds are an exceptional feature of the property and are beautifully landscaped and planted with flowers, shrubs and well groomed hedges and a water feature and a Well. The well established gardens are beautifully designed and maintained and various areas of the grounds are screen with trees which provide an excellent degree of privacy and wonderful views of the adjoining countryside and fairways of Chichester Golf course.

**In all, set in about 0.55 acres**







### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.











# Hunston Mill, Hunston

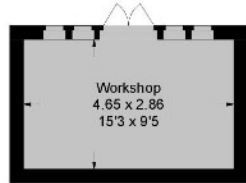
Approximate Gross Internal Area = 304.7 sq m / 3280 sq ft

Garden Cottage = 55.2 sq m / 594 sq ft

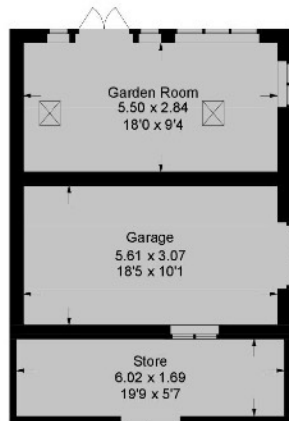
Dog House Studio = 27.6 sq m / 297 sq ft

Outbuildings = 60.9 sq m / 656 sq ft

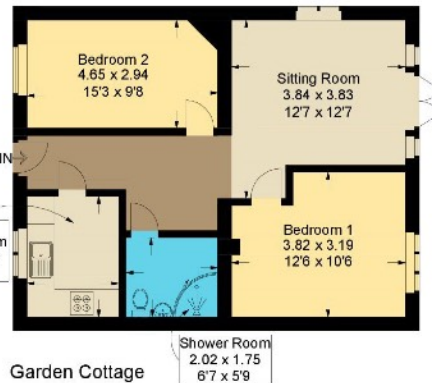
Total = 448.4 sq m / 4827 sq ft



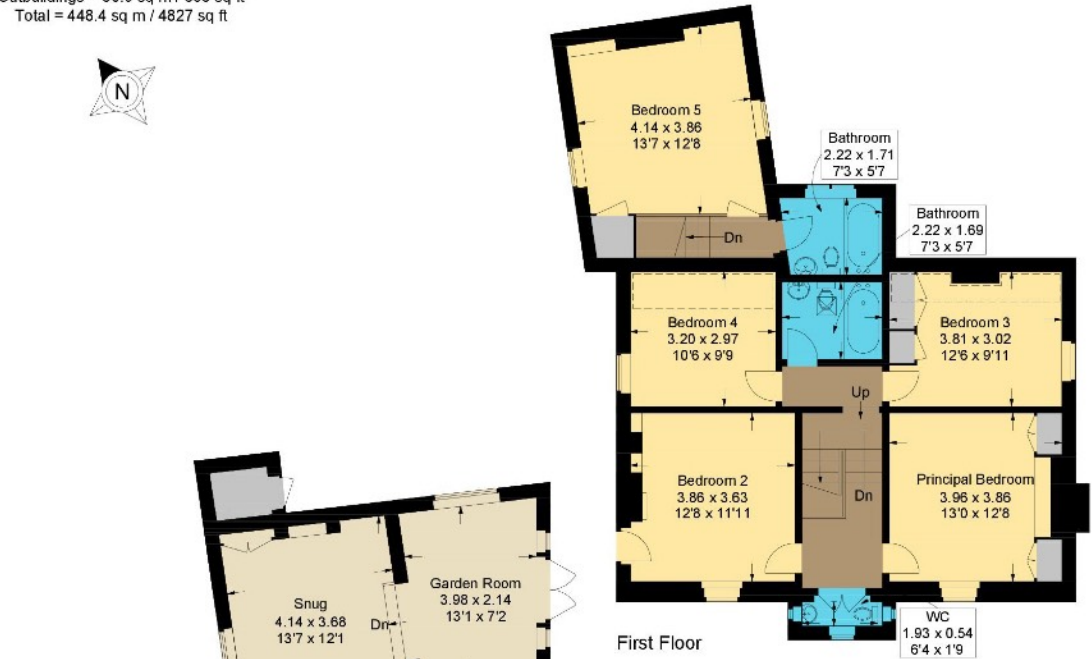
Dog House Studio



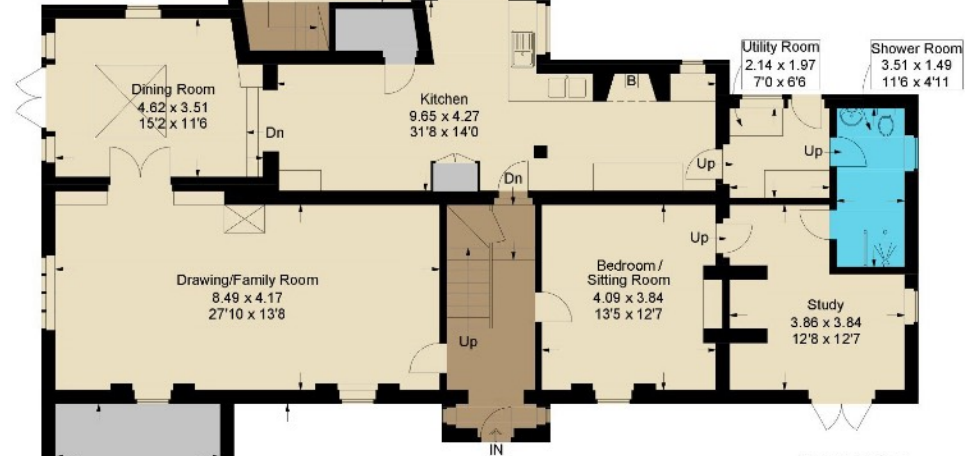
Outbuildings



Garden Cottage



First Floor



Ground Floor

Hunston Mill House

= Reduced headroom below 1.5m / 5'0

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



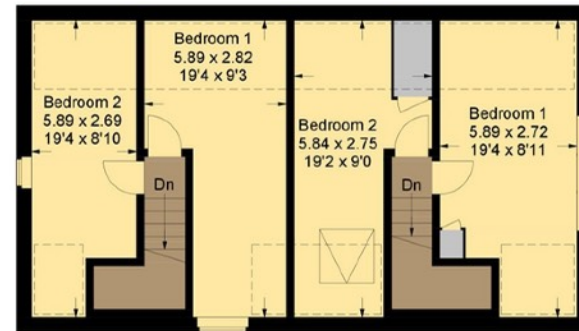
# Hunston Mill, Hunston

Coach House Cottage = 56.9 sq m / 613 sq ft  
 Stable Cottage = 65.9 sq m / 709 sq ft  
 Millstone = 42.6 sq m / 459 sq ft  
 Mill Top = 36.7 sq m / 395 sq ft  
 Outbuilding = 13.5 sq m / 145 sq ft  
 Total = 215.6 sq m / 2321 sq ft



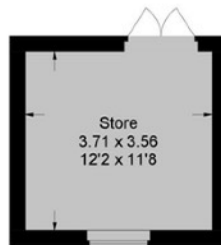
Coach House Cottage

Stable Cottage

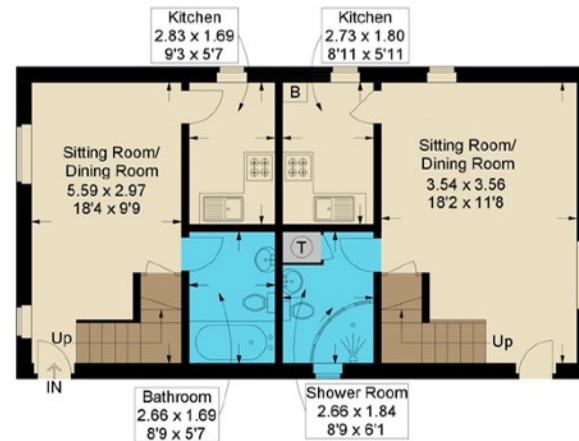


First Floor

First Floor

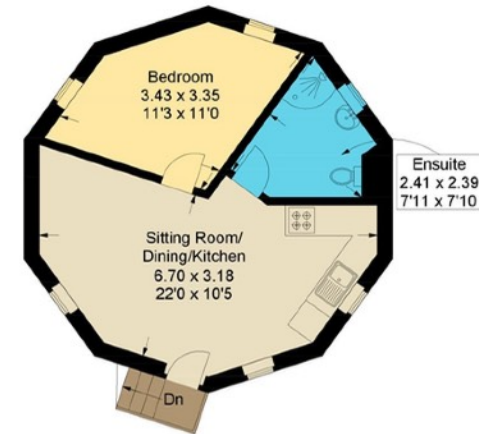


Outbuilding

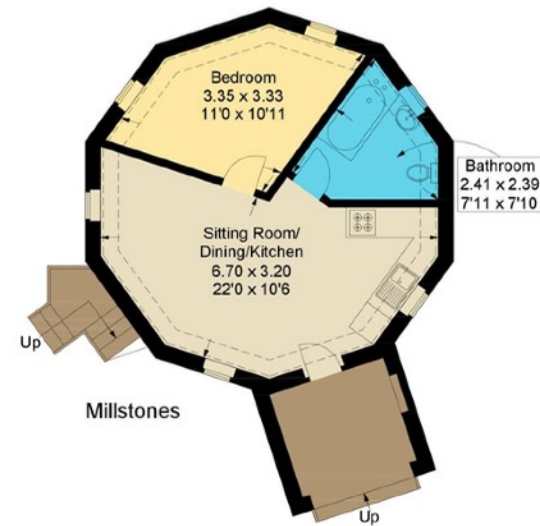


Ground Floor

Ground Floor



Mill Top



Millstones

= Reduced headroom below 1.5m / 5'0

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









Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering Beach



Stunning sunsets at Chichester harbour

## COMMUNICATION LINKS

Hunston is situated about 3 miles south of Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**SERVICES:** Mains electricity, water, gas and private drainage.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Chichester District Council: 01243 785166

<b>HUNSTON MILL HOUSE</b>	- EPC Rating: C
<b>COACH HOUSE</b>	- EPC Rating: D
<b>STABLE COTTAGE</b>	- EPC Rating: D
<b>GARDEN COTTAGE</b>	- EPC Rating: C
<b>MILL TOP (First Floor Flat)</b>	- EPC Rating: D
<b>MILLSTONES (Ground Floor Flat)</b>	- EPC Rating: D
<b>DOG HOUSE STUDIO</b>	- EPC Rating: C

**Brochure:** Reproduction not allowed without Authors written consent.

## Viewing by Appointment via Joint Sole Agents

### Carter Jonas

Taunton & London  
W: 01823 428854  
M: 07968 216596  
stephen.richards@carterjonas.co.uk  
[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

### Michael Cornish

Chichester  
W: 01243 790656  
M: 07917 428464  
property@michaelcornish.co.uk  
[www.michaelcornish.co.uk](http://www.michaelcornish.co.uk)



**DISCLAIMER NOTICE:** MICHAEL CORNISH LIMITED & CARTER JONAS and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED & CARTER JONAS or the vendor/landlord, (iii) the statements contained within these particulars should not to be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED & CARTER JONAS or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959





Carter Jonas

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

JOINT SOLE AGENTS

**Michael  
Cornish**  
PROPERTY SALES & ACQUISITIONS