

Hollist House, Easebourne, West Sussex







A Grade II listed Georgian country house, set in stunning gardens, with over 600 metres of **river frontage and natural springs.**

Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Cloakroom
Family room | Utility room | Sitting room | Conservatory
Kitchen/breakfast room | Wine cellar

Principal bedroom suite | Four further bedrooms, two en suite
Bathroom

Barons Court Cottage

Kitchen | Dining room | Shower room | Sitting room | Three
bedrooms | Bathroom

Distances

Midhurst 1.6 miles, Petworth 6.5 miles, Haslemere 8.4 miles, Petersfield 11.5 miles, London 55 miles
(All distances and times are approximate)

Outside

Swimming pool | Pool house with kitchenette and shower room
Tennis court | Green house | Two single garages | Store
Plant room | Workshop | Store

In all about 7.69 acres with 608 metres of River Rother frontage



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The property

Hollist House is a beautiful grade II listed country house said to be dated back to the early 19th century. The main house is constructed with locally sourced Fittleworth coursed stone walls and dressings, quoins and modillion eaves cornice of red brick and grey headers. There are two curved sash windows of special note on the south elevation which give an abundance of light and expansive views over the garden and river.

The property is approached via its courtyard entrance. There are two other entrances, one subject to planning could be used to re-route an existing driveway. The cottage adjoins the main house with its own entrance. Upstairs one of the bedrooms is linked via internal doors with the main house, meaning the accommodation is exceptionally versatile.













Barons Court Cottage



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Approximate Gross Internal Floor Area

6336 sq ft / 588.6 sq m

Outbuildings: 1720 sq ft / 159.8 sq m

Total: 8056 sq ft / 748.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Cottage







Gardens & grounds

The gardens are exceptional and are opened to the public on a few occasions throughout the year. They are a mixed of mature specimen trees, such as the fabulous monkey puzzle, flower beds, grand wisteria, and an abundance of roses. The swimming pool is nicely tucked away with a separate pool house and below it is the artificial grass tennis court.

One of the key features of the property is the river and the natural springs which are situated along the eastern boundary. The springs flow into the River Rother and Hollist House has around 608 metres of river frontage where there is Carp, Brown Trout, Barbel and Pike to name a few.

What3Words

allows.patching.awakes (takes you to the driveway of the property)







Property information

Tenure: Freehold

Local Authority: Chichester Council

& South Downs National Park

Council Tax: Main House – Band H,

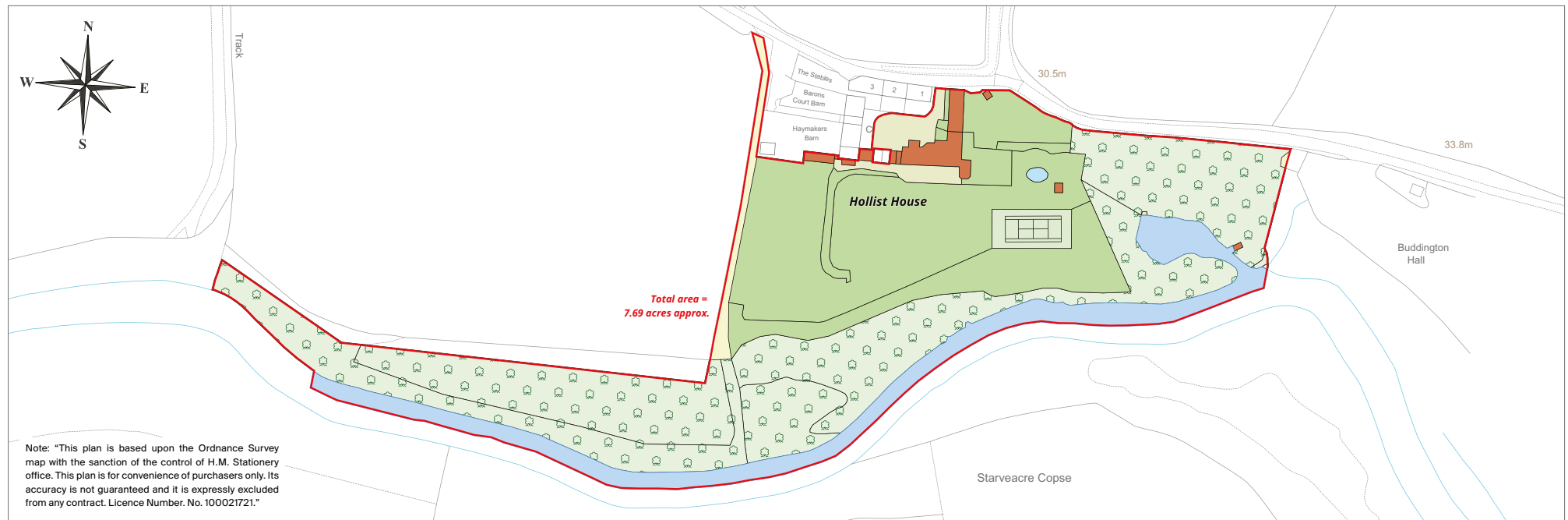
Baron's Court Cottage – Band G

EPC Rating: Main House – E,

Baron's Court Cottage – F

Agents Note

The neighbours of the adjoining properties have a right of access along the western boundary and are permitted to access the far western parcel of grounds abutting the river for recreation purposes only.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated 2022.

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