



Panel Place Farm Pannel Lane, Pett, TN35 4JB

AN OPPORTUNITY TO SECURE AN ESTABLISHED & WELL RUN FAMILY CAMPSITE BUSINESS, SET IN THIS SOUGHT AFTER QUIET VILLAGE LANE LOCATION BETWEEN THE HISTORIC TOWNS OF HASTINGS & RYE, SURROUNDED BY WOODLAND & COUNTRYSIDE AND OCCUPYING A PLOT OF APPROXIMATELY 8 ACRES.

Oak Valley Campsite is nestled within an area of outstanding natural beauty and is down a quiet village lane in Pett close to Guestling wood and a short drive to Pett Level beach & Hastings Country Park & Nature Reserve as well as having countryside walks on the doorstep. There is a main five bedroom, two reception room detached house with a detached annexe to the side, a triple garage with a studio apartment above, two detached holiday chalets (each beautifully finished with contemporary kitchens & bathrooms), a reception/office block and a separate twin shower & toilet block, as well as an 80'0 x 70'0 detached field barn. There are also separate driveways to the main house and the guest fields with guest parking and ample parking for the main house and annexe.

The property itself is extremely well presented and provides comfortable living accommodation to include a 26'10 x 21'6 living room with feature Inglenook fireplace, a contemporary kitchen/breakfast room with built in appliances, a separate utility room, a dining room, main bedroom with dressing room & a 13'3 x 7'7 en-suite bath/shower room and an impressive 17'0 x 10'0 max family bath/shower room. There are formal gardens and the annexe provides accommodation over two floors.

Further details of current holiday chalet & camping charges are available on request and viewing is strictly by prior appointment with the owners Sole agent, Charles & Co.

Price £1,995,000

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- Wonderful Home & Business
- Detached Outbuildings & Field Barn
- Sought After Village Location
- Viewing Strictly By Appointment Only
- Established Oak Valley Campsite
- Overall Plot of approx. 8 Acres
- Set Between Historic Hastings & Rye
- Five Bedroom Detached House
- Holiday Chalets & Detached Annexe
- Close to Woodland & Pett Level Beach

Reception Hall

20'2 x 20'0 max (6.15m x 6.10m max)

Downstairs W.C

7'8 x 6'3 (2.34m x 1.91m)

Living Room

26'10 x 21'6 (8.18m x 6.55m)

Family/Dining Room

14'6 x 13'0 (4.42m x 3.96m)

Kitchen/Breakfast Room

14'6 x 14'0 (4.42m x 4.27m)

Utility Room

9'6 x 6'0 (2.90m x 1.83m)

Downstairs Bedroom Four

13'0 x 9'8 (3.96m x 2.95m)

Study/Bedroom Five

9'6 x 9'4 (2.90m x 2.84m)

First Floor Galleried Landing

Bedroom One

13'11 x 13'8 (4.24m x 4.17m)

Balcony

19'0 wide (5.79m wide)

Dressing Room

15'0 x 7'2 max into bay (4.57m x 2.18m max into bay)

En Suite Bath/Shower Room

13'3 x 7'7 (4.04m x 2.31m)

Bedroom Two

19'4 x 10'0 (5.89m x 3.05m)

Bedroom Three

15'11 x 11'3 max (4.85m x 3.43m max)

Family Bath/Shower Room

17'0 max x 10'0 (5.18m max x 3.05m)

Outside

Driveway

200'0 approx (60.96m approx)

Detached Annexe

Two Detached Holiday Chalets

Detached Triple Garage

32'0 x 20'0 (9.75m x 6.10m)

Studio Apartment

28'0 x 11'0 max (8.53m x 3.35m max)

Main Field Barn

80'0 x 70'0 (24.38m x 21.34m)

Shower Block

22'0 x 12'0 (6.71m x 3.66m)

Office/Stable Block

40'0 x 25'0 (12.19m x 7.62m)

Guest Camping Fields





Floor Plan

GROUND FLOOR
2156 sq.ft. (200.3 sq.m.) approx.



FIRST FLOOR
2028 sq.ft. (188.4 sq.m.) approx.



TOTAL FLOOR AREA : 2950sq.ft. (274.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
B		
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	