



£1,750,000 offers in excess of
3 Decoy Cottages, Laughton Road, Ringmer, East Sussex, BN8 6DJ

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Overview...

A fantastic opportunity to purchase a home with income. Decoy Cottages is currently presented as a refurbished 2 Bedroom home with three, 2 bedroom holiday lets with excellent leisure facilities.

The sprawling single storey property offers over 4,400 sq ft of accommodation set within 19 acres of Paddocks, Woodland and fully stocked Fishing Lake complete with log cabins and stable yard.

The main residence has been modernised in recent years and comprises of a modern Kitchen Dining Room, a generously sized Sitting Room with double doors to the garden, Utility Room 2 Bedrooms and 2 modern Bathrooms.

The 3 Self Contained Holiday Cottages are well presented, and each comprises of a semi open plan Living, Kitchen, Dining Room with feature fireplaces, 2 Double Bedrooms and modern Bathroom or Shower Room. The holiday cottages have use of a generously sized Games Room and additional Spa Facilities complete with Hot Tub and Sauna.

There are wonderful opportunities for the property, perhaps for multi generation occupancy, continued use as holiday lets or perhaps developed into a single residence. Viewings are Highly Recommended.



The property...

The property is approached via gates which open from Laughton Road and lead along a sweeping driveway. Gates then open to an enclosed courtyard with front doors opening to the Main Residence and each Holiday Cottage.

Foyer- Front door opens into the reception area with front door to the main residence and another front door opening to the first annexe known as The Elm.

Main Residence-

Kitchen Dining Room- A generously sized modern Kitchen Dining Room finished in a soft grey and complicated by stone worksurfaces. The kitchen enjoys views over the courtyard to the front and features engineered wood floors and characterful wood panelled doors with latches.

Sitting Room- Measuring a generous 16'4 x 14'6 and featuring double doors to the garden. Exposed floorboards.

Utility Room- Doubling up as a Boot Room the Utility Room features Modern fitted kitchen cupboards and offers space for appliances. Door to grounds and door to;

Bathroom- Modern suite comprising of a bath, wc and wash hand basin set into a vanity unit. Window to side.

Shower Room- An additional bathroom with modern suite comprising of a generously sized shower enclosure with fixed glass screen and rainfall shower head, wc and wash hand basin all complimented by modern tiled surrounds.

Bedroom- A generous double bedroom with dual aspect views over the garden. Painted tongue and grove ceiling.

Bedroom- A bedroom full of character with exposed beams and floorboards and enjoying views over the garden

EPC Rating - C

Council tax Band - A



The property...

The Chestnut Holiday Cottage is a charming 2 Bedroom self contained holiday cottage and is full of charm and character throughout.

Front door opens from the courtyard to;

Open Plan Living, Kitchen, Dining Room- An L Shaped semi open plan room full of charm and character, boasting exposed floorboards and beams at high level. The dual aspect room features a decorative fireplace and panelled doors with latches to principal rooms. The fully kitted Kitchen is finished in an oak wood design and enjoys views over the courtyard.

Bathroom- Modern suite comprising of a bath with rainfall shower head and fixed glass screen, wc and wash hand basin set into a vanity unit. Window to side and modern tiled walls and floor.

Bedroom- A comfortable double bedroom with views over the grounds. Exposed beams and floorboards.

Bedroom- Another double bedroom full of character with exposed beams and floorboards and enjoying views over the courtyard.

EPC Rating- C





The property...

The Oak is a 2 Bedroom self contained holiday cottage with front door from the courtyard and boasting a generously sized semi-open plan living kitchen dining room and modern shower room.

Open Plan Living Kitchen Dining Room- The more than generously sized room features exposed floor boards and beams and benefits from dual aspect natural light with views over the courtyard. The room further features a woodburning stove set into a chimney and painted panelled walls. Panelled doors with latches open to principal rooms.

Utility Room- A useful area for the washing machine being away from the open plan reception area.

Bedroom- A comfortable double bedroom with painted panelled walls and views over the courtyard.

Bedroom- Another double bedroom with exposed floor boards and views over the grounds.

Shower Room- A beautiful modern shower room with shower enclosure, wc and wash hand basin all complimented by modern tiled surrounds.

EPC Rating - D





The property...

The Elm is a beautifully presented 2 Bedroom self contained holiday cottage with direct access to the garden and grounds.

Open Plan Living Kitchen Dining Room- The generously sized room features exposed floor boards picture rail and wood burning stove set into a brick built chimney. Double doors to garden. The modern kitchen is semi open-plan to the room and comprises of a range of wall and base units and provides space for appliances and enjoys views over the courtyard.

Bedroom- A pretty dual aspect double bedroom with exposed floorboards, picture rail and delightful window seat.

Bedroom- Another double bedroom with exposed feature brick wall, picture rail and floorboards.

Shower Room- A beautiful modern shower room with shower enclosure, wc and wash hand basin all complimented by modern tiled surrounds.

EPC Rating- C

Holiday Let Leisure Facilities - The holiday lets have use of a fantastic games room and also a room providing spa facilities complete with hot tub and sauna.



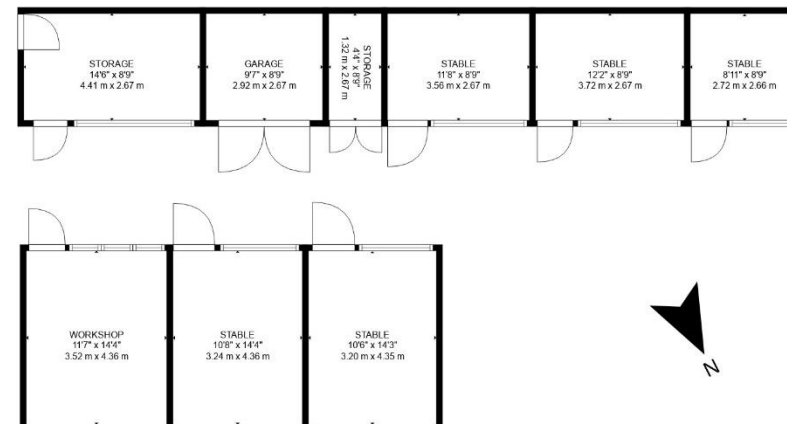
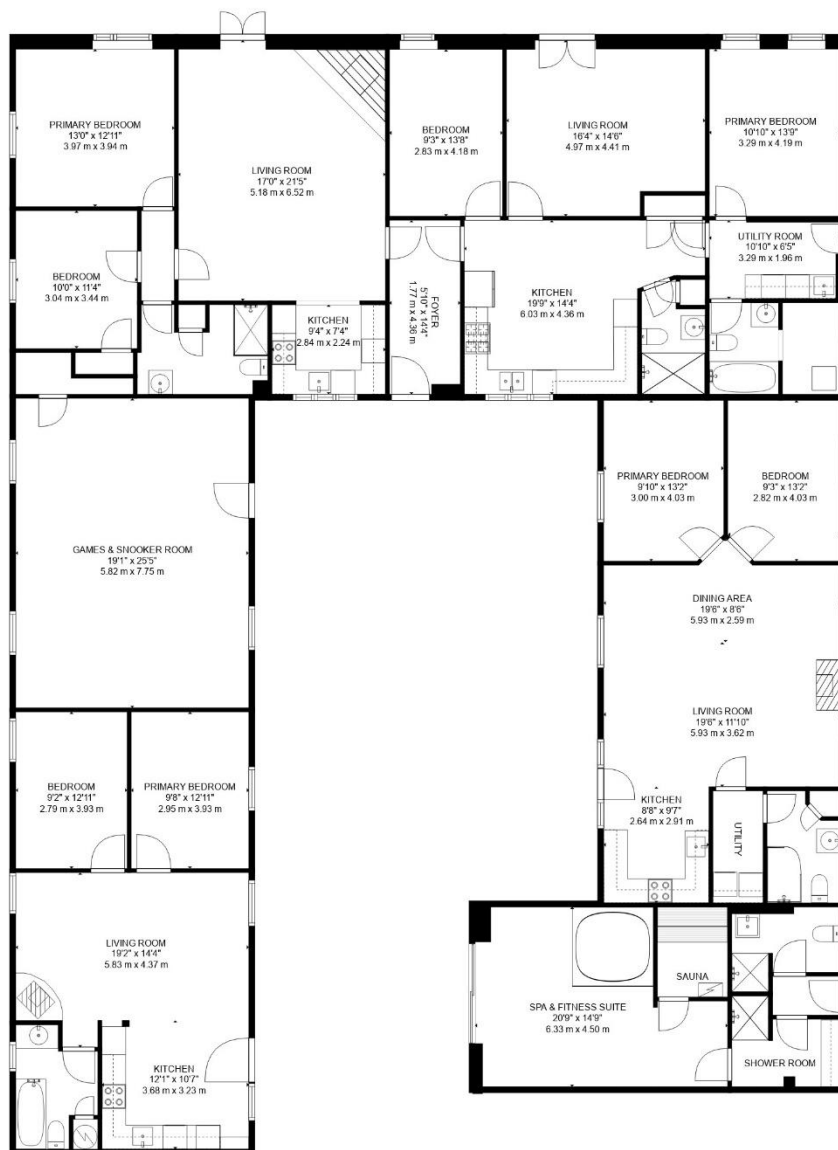


Grounds...

Totalling approximately 19 acres the grounds comprises of Paddocks, Woodland and Stocked Fishing Lake. Set alongside the lake are a number of Log Cabins, and serving the Paddocks is a Stable Block comprising of 5/6 Stables, Feed/Tack Room Tractor Barn and Workshop.

Freehold

Oil Fired Central Heating - Double Glazing - Bio-Degradable Cesspit



GROSS INTERNAL AREA
FLOOR 1: 4411 sq. ft, 410 m²
EXCLUDED AREAS: STORAGE: 166 sq. ft, 16 m², STABLE: 592 sq. ft, 55 m², GARAGE: 84 sq. ft, 8 m², WORKSHOP: 165 sq. ft, 15 m²
TOTAL: 4411 sq. ft, 410 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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