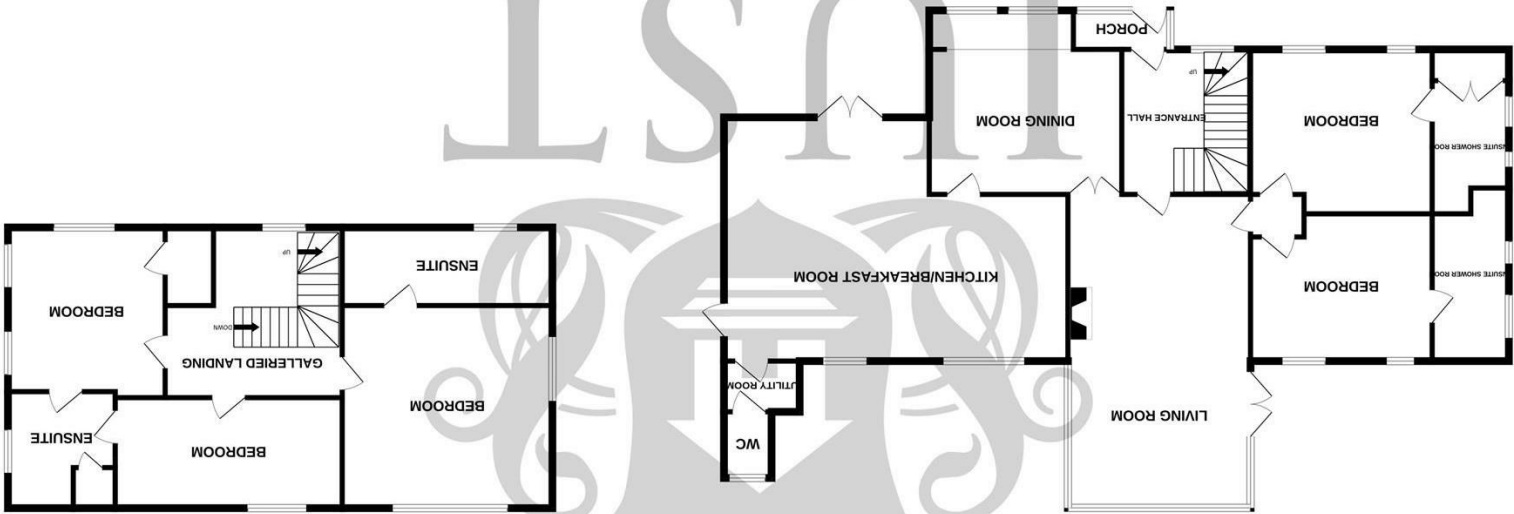




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
35		
62		



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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Bluebells Pannel Lane, Pett, TN35 4JB

## FLOORPLANS



5 Bedrooms 2 Receptions 4 Bathrooms 2486.46 sq ft

Bluebells Pannel Lane, Pett, TN35 4JB

Freehold

£1,350,000







Freehold

£1,350,000



5 Bedrooms 2 Receptions 4 Bathrooms 2486.46 sq ft

## PROPERTY DETAILS

Situated in the picturesque area of Panel Lane, Pett, this stunning detached house presents a rare and exceptional opportunity for family living in a truly idyllic setting. Spanning an impressive 2,486 square feet, the home features five generously sized bedrooms and four well-appointed bathrooms, offering abundant space for both privacy and comfort.

Upon entering, you are welcomed by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. Original character features throughout the property add charm and warmth, creating a delightful environment in which to relax and unwind.

Set within a substantial plot extending to approximately nine acres\*, the home enjoys breathtaking countryside and distant sea views, making it a perfect rural retreat. The expansive grounds invite endless possibilities—be it gardening, outdoor recreation, or simply soaking in the tranquillity of the natural surroundings.

A unique and valuable addition to the property is The Woodland Wagon—a beautifully crafted space ideal for holiday lets or guest accommodation. This offers a versatile opportunity for supplementary income, perfectly suited to those seeking a lifestyle that seamlessly blends home and business.

Further benefits include parking for up to five cars, an efficient oil-fired heating system for year-round comfort, and a secluded yet accessible location. Whether you're looking for a serene family sanctuary or the added benefit of income potential, this property truly offers the best of both worlds.

W3W Location – ///kettles.snuggle.excavate

Agent's Note: Please be advised that we are unable to confirm the exact acreage of the property and land at this stage. All measurements are approximate, and interested parties are encouraged to conduct their own investigations to verify the land size.

## ROOM DIMENSIONS

Front Door	Bedroom
Porch	20'6" x 14'11" (6.25 x 4.55)
Entrance Hall	En-suite Bathroom
Living Room	Bedroom
26'2" x 14'4" (7.98m x 4.37m)	13'9" x 12'6" (4.20 x 3.82)
Dining Room	En-Suite with Dual Access
14'4" x 12'11" (4.39 x 3.96)	Bedroom
Kitchen Breakfast Room	13'7" x 8'10" (4.15 x 2.70)
26'2" x 18'7" (max) (8 x 5.67 (max))	Detached Garage with Wood Store
Bedroom	17'8" x 11'1" (5.39 x 3.40)
14'1" x 10'9" (4.30 x 3.29)	The Wooden Wagon
En-Suite Shower Room	23'11" x 8'8" (7.31 x 2.65)
Bedroom	Summer House
14'1" x 10'7" (4.30 x 3.23)	14'7" x 14'7" (4.46 x 4.46)
En-Suite Shower Room	Rear Garden Mainly Laid to Lawn
Stairs to Landing	Ancient Woodland

## FEATURES

- Five Bedroom Detached House
- Beautifully Presented Throughout
- 26'2" x 14'4" Living Room
- Dining Room
- Kitchen Breakfast Room
- The Woodland Wagon Previously Used as a Holiday Let
- Four Bathrooms and a separate downstairs W.C
- Detached Garage with Log Store
- Variety of Outbuildings
- Approximately 9 acres Acres of Land with Aneient Woodland (TBV)



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.