



## Mulberry House and KOA Cabins

Copthorne Common, Copthorne, West Sussex, RH10 3JU

Price: £3,500,000 | Christie Reference: 3890014

[christie.com](https://www.christie.com)



## Overview

Christie and Co are delighted to bring to market Mulberry House and KOA Cabins, a beautifully renovated country house accompanied by three luxury cabins set within approximately 13.76 acres of secluded woodland in Copthorne, West Sussex.

This impressive country home provides generous, beautifully appointed accommodation while the three high end cabins provide an exceptional lifestyle business opportunity.



## Key Investment Highlights



Adjusted net profit  
(18 months to  
September 2025)  
£149,115



Successful holiday let  
business with 3 high  
spec luxury cabins



Beautifully renovated  
modern country house



High yield lifestyle  
business opportunity  
with minimal  
management required



Secluded woodland  
location within the  
Southern Home  
Counties



Site size approximately  
13.76 acres

## Location



Copthorne, West Sussex

Mulberry House and KOA Cabins are located in the village of Copthorne just a short drive from Crawley and Gatwick Airport.

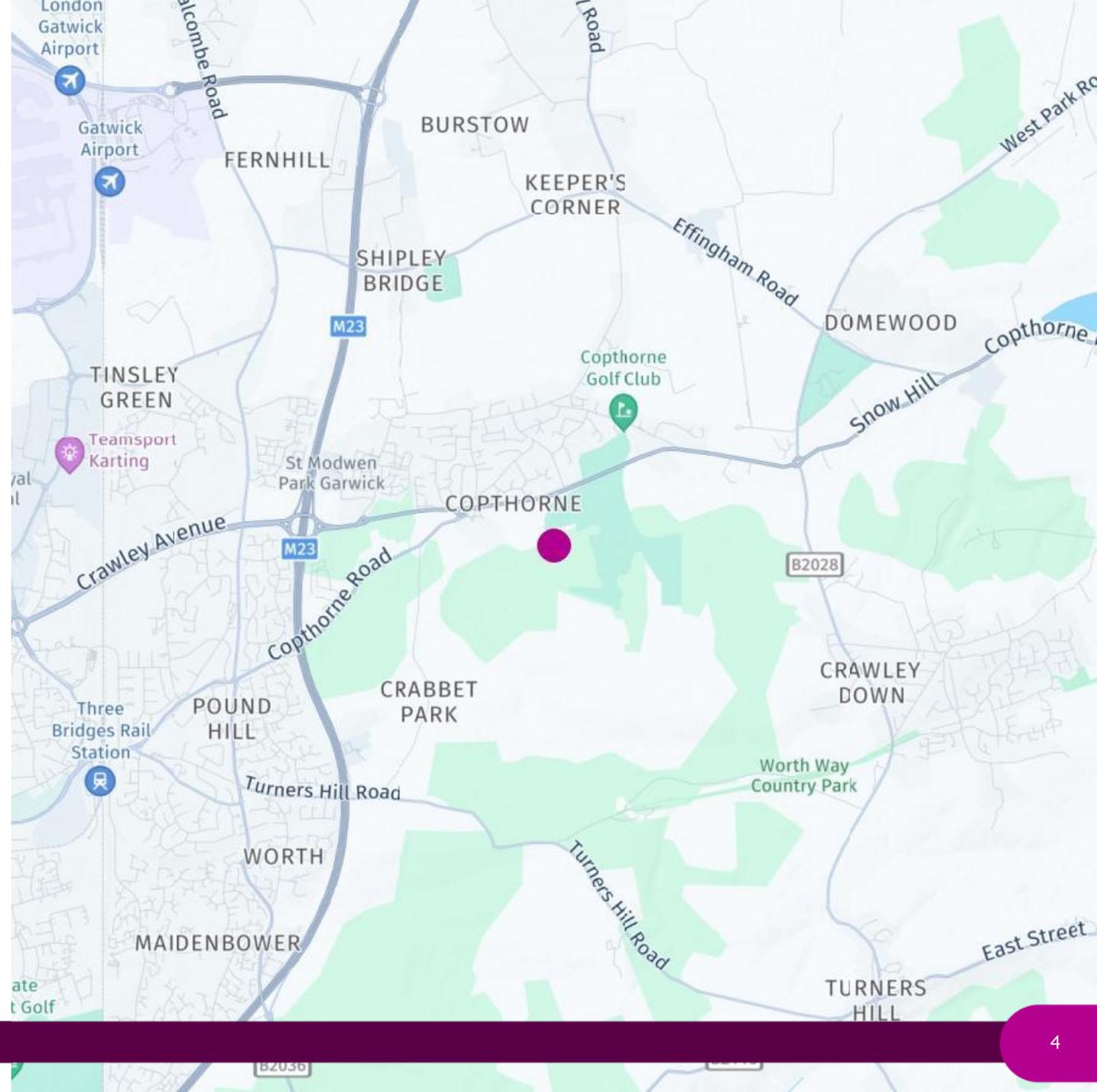
The site benefits from quiet immediate surroundings whilst also being within easy driving distance of larger towns including Crawley and East Grinstead.

### Nearby Cities and Towns

Crawley	4.1 miles
East Grinstead	5.8 miles
Haywards Heath	12 miles
Horsham	13 miles
Brighton	26 miles
London	30 miles

### Transport links

Three Bridges Railway Station	2.5 miles
Gatwick Airport	5 miles





## Mulberry House

Mulberry House offers a premium country lifestyle, offering bright, spacious and highly flexible accommodation designed to an exceptional standard. Its contemporary interior styling enhances the property's appeal, and smart technology provides the opportunity for the house and cabins to be managed remotely creating an impressive turnkey opportunity for discerning buyers.

### Ground Floor

Upon entering the home, the reception hallway features a curved staircase. Chequered flooring transitions into parquet flooring, which extends across much of the ground floor and connects the reception room with the adjoining kitchen/breakfast room.

The living room receives natural light from three sets of arched doorways that open onto the garden. The kitchen is fitted with bespoke cabinetry and includes an island unit with a breakfast bar, which provides a functional separation within the space. Additional utility space is available in a separate utility room.

The ground floor is further enhanced by a refined formal dining room, a versatile playroom, an adjoining gym, and a well-appointed boot room, all contributing to the property's exceptional functionality and appeal.

### First Floor

On the first floor, the galleried landing provides access to five bedrooms, and separate family bathroom. Four of the bedrooms have en-suite facilities, and the principal bedroom includes a lavish en-suite bathroom with roll top bath with picturesque views over the grounds.

The family bathroom incorporates a concealed laundry chute leading to the utility room below. A loft room on the upper level offers an additional flexible space, currently used as a cinema room.





## External

The property is accessed through electrically operated black timber security gates that open onto a gravel driveway leading to the house, providing parking for multiple vehicles. The gardens and grounds include areas of lawn with interspersed trees and are bordered by mature planting and woodland. A natural pond with aquatic vegetation supports local wildlife, and a line of evergreen shrubs separates the grounds from the neighbouring field. The whole estate is monitored by CCTV with automated gates and Home Alarm system.

## Planning

There is existing planning consent for the construction of a three-bay garage and games room with a home office above.

Details can be provided upon request.

[Click here to take a virtual tour](#)

## KOA Cabins

KOA Cabins provides a unique opportunity to acquire a fully operational high-yield lifestyle business.

The layout is configured with its own separate entrance leading to the adjacent paddock to Mulberry House where you will find three bespoke and unique cabins.

Each cabin sleeps 2 adults and is totally independent with open-plan bedroom, ensuite bathroom and kitchen area. Outside each cabin has its own outdoor facilities including parking, seating area, hot tub, shower and cinema screen. The cabins are fully licensed and able to operate 365 days a year, with strong gross margins and significant scope for further growth.

The business itself including bookings is completely automated enabling a new owner to run the business remotely.

Looking forward the current owner has already put in services to enable a 4th cabin to be installed subject to planning.

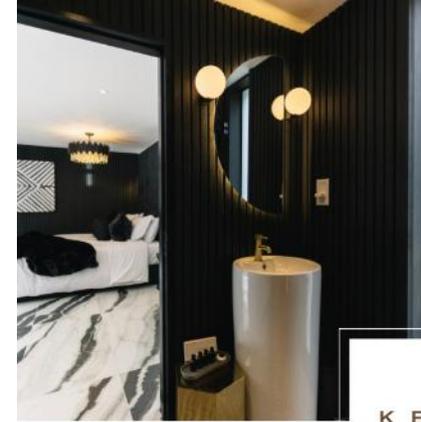


[Click here to see the KOA Cabins website](#)

[Or visit their Instagram @ koa\\_cabins](#)



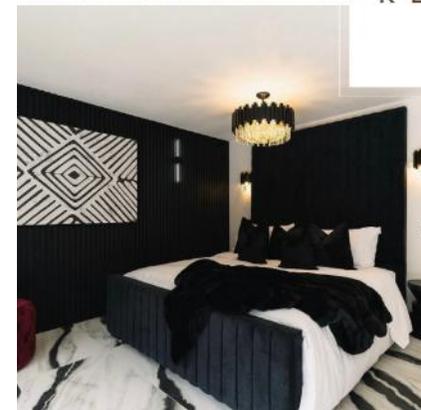
KOYA



KENA



KOBI



## Site and Floor Plans

The house and cabins occupy a site size of 13.76 acres .

Title no: WSX323533



This plan is for identification purposes only, the accuracy is not guaranteed, and it forms no part of any contract.

## Mulberry House, Copthorne Common, Copthorne, Crawley, RH10 3JU

Approximate Area = 4791 sq ft / 445 sq m (excludes lean to / void / boiler room)

Garage = 237 sq ft / 22 sq m

Cabins = 747 sq ft / 69.4 sq m

Outbuildings = 549 sq ft / 51 sq m

Total = 6324 sq ft / 587.4 sq m

For identification only - Not to scale





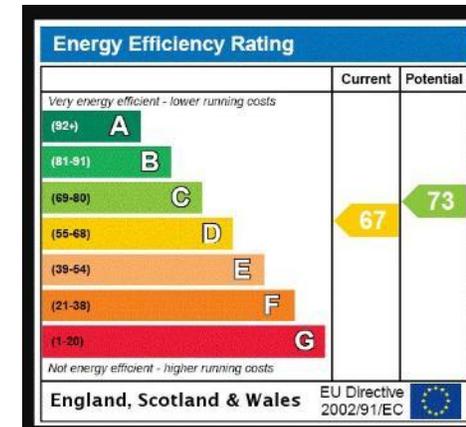
## Financial Summary

Koa Cabins Limited	18 months ending September 2025
Turnover	259,966
Adjusted Net Profit	149,115

## Business Rates

The cabins have a rateable value of £7,200 from 1<sup>st</sup> April 2026. As this falls below the small business rates relief threshold no rates are payable as the business qualifies for full rates relief.

## EPC – Mulberry House



## Contact

Approaches should not be made to the property or any of the staff or management of the business under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co:



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