



# *Decoy Cottages*

BN8 6DJ

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# Immerse yourself in the splendor of nature ...

boasting three successful holiday cottages nestled amidst 19 acres of breathtaking countryside. Just a short 10-minute drive from the East Sussex County Town of Lewes and a mere 20 minutes from the vibrant city of Brighton, this location offers the perfect balance of serenity and accessibility.

Beyond the main owner's residence and charming cottages, the property presents an array of luxurious amenities. Delight in a fabulous snooker and games room, perfect for entertaining guests, and a serene Spa and Fitness Room, complete with a generously sized jacuzzi for ultimate relaxation.

The expansive grounds encompass a well-stocked fishing lake, idyllically surrounded by enchanting woodland and complemented by three cozy log cabins. Vast fields and paddocks stretch across the property, while stables and a manege cater to equestrian enthusiasts. Numerous versatile outbuildings further enhance the potential of this extraordinary estate.

What makes this opportunity truly exceptional is its scarcity on the market - it has not been available for purchase in over two decades. As the new owner, you have the exciting prospect of further developing the existing business. The potential is boundless and could encompass ventures like "Glamping," camping experiences, hosting magical wedding events, and expanding equestrian facilities. The property also boasts planning approval for two additional log cabins to adorn the lakeside, providing even more allure to potential guests.

This is your canvas to paint with endless ideas and possibilities. Embrace the freedom to explore and unleash your imagination with this fantastic investment.

The Estate - Welcome to this idyllic countryside retreat, where elegance and comfort come together to create a haven of tranquility. Nestled behind two inviting barred entrance gates off Loughton Road, this remarkable property boasts formal lawns and an expansive brick block and paved driveway, providing ample parking space for you and your guests.

A suntrap brick block paved central courtyard serves as the heart of the estate, inviting guests to unwind and revel in the peaceful ambience. The main house and enchanting cottages surround this delightful courtyard, each offering its unique charm and character.

As you step inside the Main Owner's Residence, you'll discover a tastefully appointed kitchen/diner and a convenient utility room. A spacious lounge awaits, featuring double-glazed double doors that open onto a private patio garden, creating a perfect indoor-outdoor connection. Two comfortable double bedrooms, a shower room with a large walk-in shower, and a separate bathroom with access to the boiler room housing the oil-fired boiler serving all four properties, complete this inviting abode.

The Holiday Cottages - The three holiday cottages, Elm, Chestnut, and Oak, offer comfortable and spacious living. Each cottage exudes its distinctive character, with exposed ceiling and wall beams, wood and tiled floors, natural wood internal doors, and charming part-timber-paneled walls. Enjoy the cozy ambience of exposed brick and feature fireplaces, complete with cast iron log burners (working log burners in Chestnut & Oak). Well-appointed kitchens with ample worktops, spacious bath or shower rooms, double glazed windows, and central heating with radiators throughout ensure a delightful stay for every guest.

Elm Cottage - Elm Cottage offers serene views overlooking the lake and woodland, and its secure private patio garden with a raised dining area offers a perfect spot for relaxation. The cottage comprises a spacious living room, kitchen area, two double bedrooms, and a shower room. This cottage also has wider doors for wheelchair access.

Chestnut Cottage - Set within the secure courtyard, Chestnut Cottage is a family-friendly haven, where children can safely play amidst the natural beauty of the surrounding countryside. This charming cottage features a spacious open-plan living space with a kitchen area, two double bedrooms, and a bathroom with an above-bath power shower.

Oak Cottage - Oak Cottage also graces the tranquil courtyard, offering a large living room with a kitchen area, a utility room, a shower room with a generous walk-in shower, and two double bedrooms.

Facilities - Entertainment abounds with the Games & Snooker Room, a central hub that seamlessly connects Elm and Chestnut cottages. Here, guests can indulge in a full-size snooker table, Toads (a Sussex pub game) table football, and a darts board.

Adjacent to Oak Cottage, the Spa and Fitness Suite beckons with a large, two-year-old Jacuzzi Hot Tub, a sauna, and a wet room. Fitness enthusiasts will appreciate the Running Machine, Cycling Machine, and Cross Trainer.

The allure of this estate extends beyond the cottages, as it sits on 19 acres of picturesque land, featuring woodland, fields, paddocks, and a Manege (75ft x 45ft). The focal point is the enchanting 2-acre lake, nestled in a serene wood with charming islands. Well-stocked with Carp reputedly weighing up to 20lb, Tench, Bream, Roach, and Perch, the lake is a haven for fishing enthusiasts. Three Log Cabins, one of which serves as a handy bar, grace the lakeside, with planning approval granted for an additional two Log Cabins.

Practicality meets elegance with further outbuildings, including a Tack Room and five Stables, accompanied by a Hay Store and two additional Storage Sheds.

This remarkable property has much to offer, and you can explore the glowing reviews from past guests on the current owner's holiday cottages website for Decoy Cottages.

Additional Information - The property is well-equipped with mains water and electricity, bottled gas, oil-fired central heating, and an ECO cesspit. Approximately 10 years ago, the single-storey roof underwent replacement.

The local council is Wealden Local Authority and the main owner's residence falls under residential Council Tax Band A, while the Cottages are classified as Non-Domestic and attract small business relief.



 *Guide Price* £1,800,000.00



Boundaries Indicative



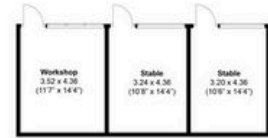
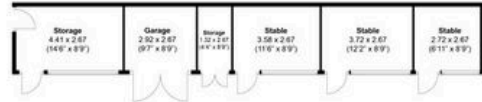




TOTAL FLOOR AREA:

Laughton Road, Lewes  
Approximately 410 sqm (4411 sqft)

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(NOT IN POSITION)



**Disclaimer:**

The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
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