

CHURCHILL

COUNTRY & EQUESTRIAN



SunnyLea, Watermill Lane, Bexhill on Sea, East Sussex, TN39 5JB

Expansive 4/5-bedroom detached property, set within approximately 4.55 acres of land. Offering spacious and versatile accommodation on two levels with the advantage of a separate, self-contained 3-bedroom Scandinavian log cabin, as well as a substantial fully equipped lodge building/office, a charming summerhouse, 2 stables, a sand/rubber school, and a 7.5m building utilized as a shop/café area, alongside various other outbuildings.

The property boasts panoramic views over its own paddocks and woodland. Additionally, it provides convenient access to off-road hacking and bridleways, facilitated by its own woodland with arrangement. Beach riding is available just 2 miles away at Bexhill on Sea and Cooden, while Battle Woods riding is accessible approximately 2 miles away with a permit.

The layout of the properties is thoughtfully designed, making it suitable for accommodating up to three families if desired.



The property

The 4/5 bedroom main residence benefits a fully fitted kitchen, sitting room with wood-burning stove and door out onto the garden, family room, study, two shower room/bathrooms and a large spacious conservatory. The property is versatile, having previously been split living creating a separate bedroom, lounge, and WC downstairs.

Outside

The rear gardens comprise a brick paved staged patio with external lighting, sunken lily pond with cascading water feature and fern rockery. The Yorkstone paved patio has an attractive, decorative circular brickwork feature. The gardens are mainly laid to shaped lawns with various mature trees divided into two with the bottom section used for wolfdogs.

Accessed through double gates on the side are:

The charming 3-bedroom detached Scandinavian whole log cabin measuring 14.4m x 7.0 m. Fully self-contained and insulated, featuring a fitted bathroom, kitchen, utility room, and a lounge/dining room offering picturesque views of the woodland and farmland. Calor Gas central heating keeps it cozy, and it includes garden and patio areas.

Two stables with a spacious adjoining hard standing area, all equipped with lighting, power, and water.

An all-weather sand/rubber school measuring 15m x 25m with excellent drainage, accompanied by a building equipped with lighting and power. Currently utilized as a shop/coffee area and for clinics.

A substantial detached lodge/garden office measuring 10m x 9m, self-contained with central heating, insulation, power, and light. It features windows on all sides, a fitted kitchen, a separate shower room, and a conservatory with a fenced-in patio area. Presently used for storage.

A Newfoundland Grand Log Cabin, fully insulated with lights and power sockets and several high-quality buildings for tools and storage, including an outside WC.



Land

Three paddocks divided by horse fencing and gates, with two currently serving as enclosures for wolfdogs.

Woodlands with a ride-through track are accessible directly from the property's own woodland onto an extensive bridleway system (with permission to cross adjoining land). It includes a log shed, BBQ area, log table and chairs, and further log benches along the track in the woods.

To the left side of the property is a log store and a new oil storage tank, along with a large electric (3-phase) meter/storage cupboard.

The rear gardens feature a brick-paved staged patio with external lighting, a sunken lily pond with a cascading water feature, a fern rockery, and a Yorkstone paved patio with decorative circular brickwork. The gardens are laid to shaped lawns with various mature trees, with the bottom section designated for wolfdogs.





Denotes restricted head height

Watermill Lane, Bexhill-on-Sea, TN39

Approximate Area = 1915 sq ft / 177.9 sq m

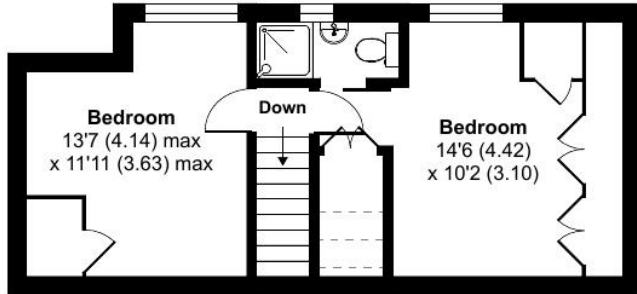
Outbuilding(s) = 1502 sq ft / 139.5 sq m

Garage = 329 sq ft / 30.6 sq m

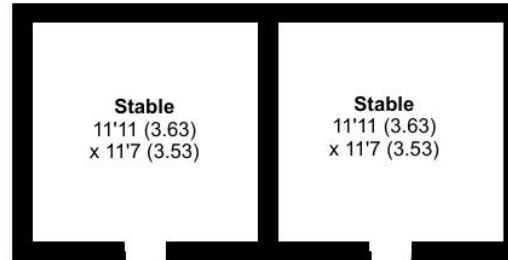
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 3758 sq ft / 349.1 sq m

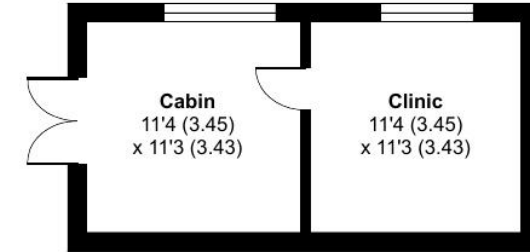
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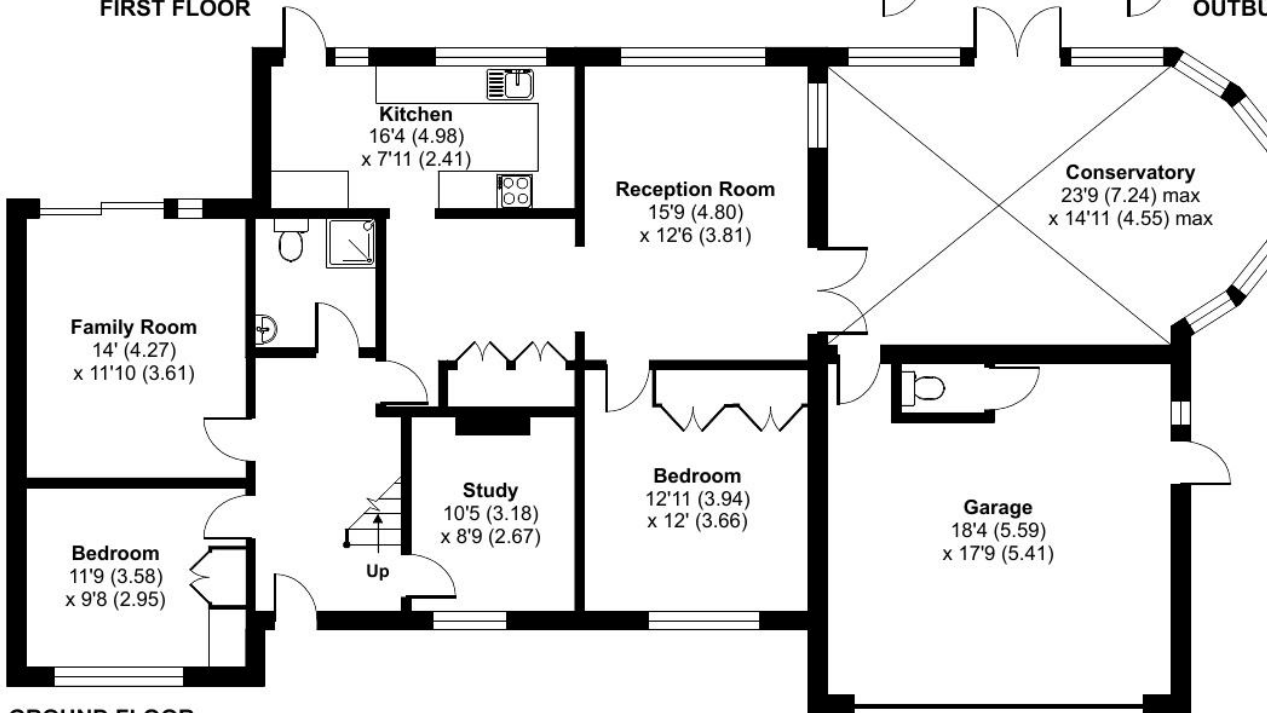
FIRST FLOOR



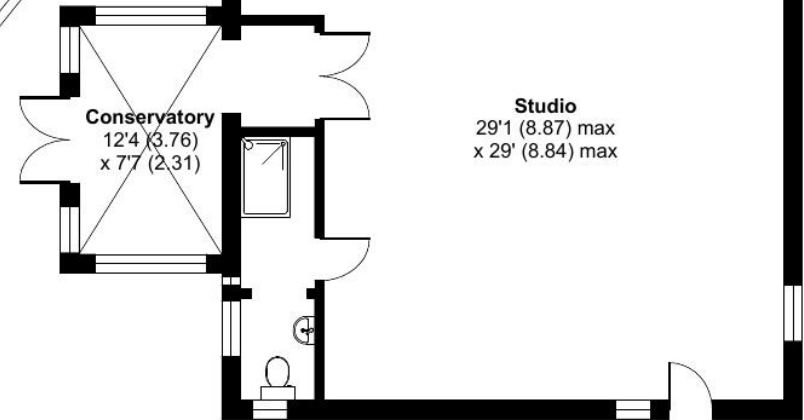
OUTBUILDING 2



OUTBUILDING 3



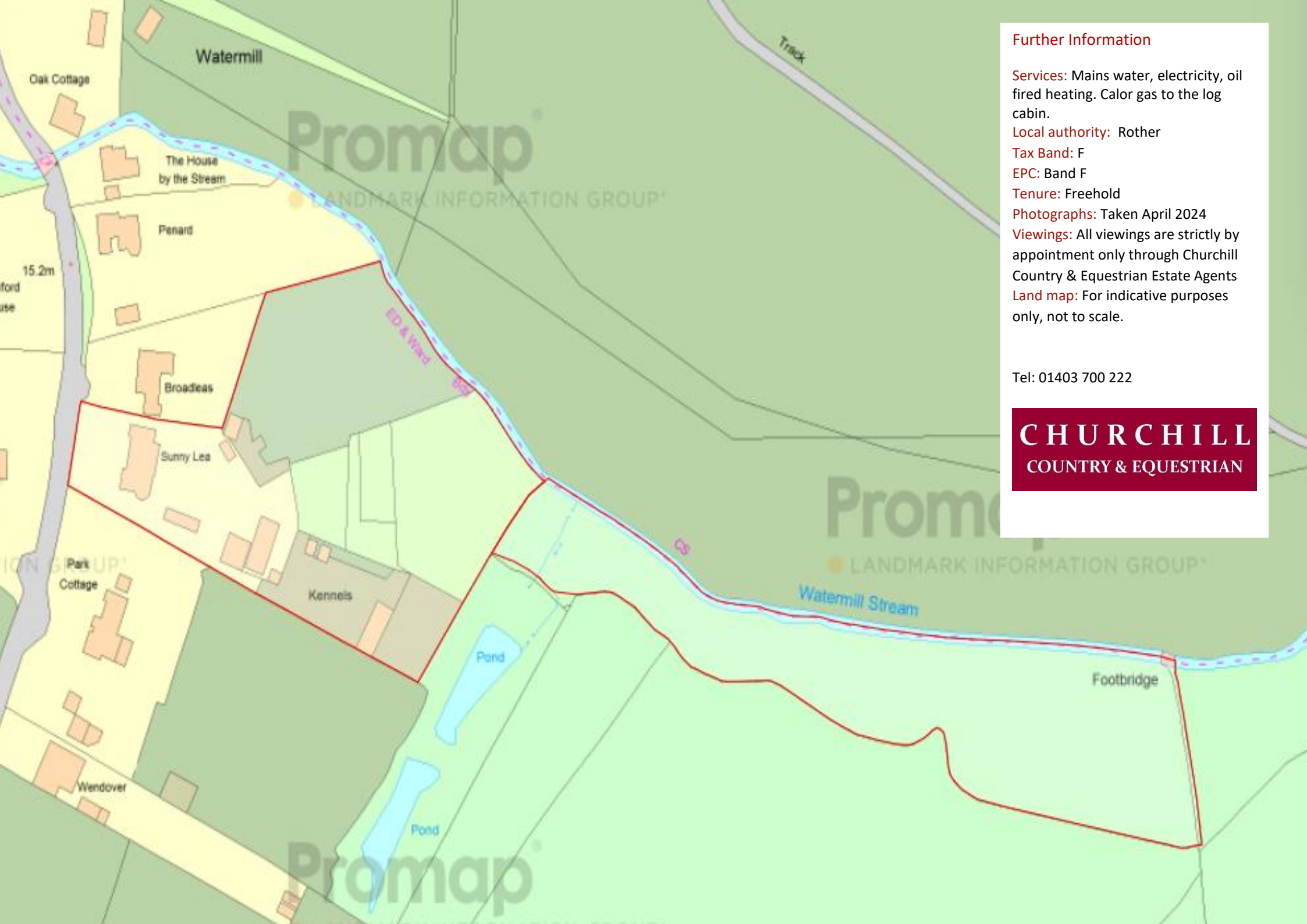
GROUND FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Churchill Estate Agents. REF: 1118564



Further Information

Services: Mains water, electricity, oil fired heating. Calor gas to the log cabin.

Local authority: Rother

Tax Band: F

EPC: Band F

Tenure: Freehold

Photographs: Taken April 2024

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.

Tel: 01403 700 222

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Viewing strictly by appointment - Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.