



Panel Place
Panel Lane | Pett | Hastings | East Sussex | TN35 4JB

FINE & COUNTRY

Step inside

Panel Place

If your dream is to live in a stunning modern family home with a highly successful campsite business you can continue and perhaps develop further, this amazing property could be the answer. As well as the five bedroom main house there is also a delightful detached two storey annexe, a double garage with a room and bathroom above and additional outbuildings all set in about 7.57 acres of grounds, surrounded by woodland in an area of Outstanding Natural Beauty. Nestling within these grounds is the Oak Valley Campsite that includes 32 non-electric grass pitches, a toilet and shower block, washing up facilities and two charming log cabins as well as a barbecue and picnic area. The property is in an ideal location along a country lane on the outskirts of the village of Pett near Guestling Wood, almost midway between Hastings and Rye and not far from Pett Level beach.

It is approached via a very large frontage bordered by a dwarf brick wall and raised lawns with shrub beds and a central fishpond and where you can park numerous vehicles. This leads to the covered porch and front door that opens into a spacious entrance hall with engineered oak flooring that flows through much of the property. It includes a coat cupboard, stairs to the first floor and access to all the ground floor accommodation including glazed double doors into the magnificent light and bright dual aspect living area. This has an impressive inglenook fireplace with a large log burner that is a wonderful focal point and keeps the room warm throughout the winter as well as bi-fold doors leading to the delightful dual aspect kitchen/dining room and, when these doors are open, it gives a lovely open plan and free flowing feel.

Family and friends will be delighted to sit down to a meal in the dining area. This has limestone floor tiling that continues into the kitchen and external French doors providing charming views over the garden and beyond, while anyone who enjoys catering will be thrilled with the facilities in the kitchen/breakfast area. There are a raft of white Shaker style units with quartz worktops housing a built in double oven, an integrated dishwasher, wine cooler and space for an American fridge freezer as well as a Butler sink with a Quooker boiling water and cold tap. Also on the ground floor is a good sized snug/sixth bedroom where everyone can relax in front of the TV, a utility room with space for laundry facilities, a cloakroom and two further bedrooms that are ideal for elderly relatives or guests who find the stairs difficult.

The first floor galleried landing incorporates two large storage cupboards and eaves storage. It leads to the luxurious 17ft contemporary family bathroom with a trendy stand-alone bath, a separate glass surround wet-room style shower, a floating vanity basin and matching cupboard, as well as to three double bedrooms. These include two with partially vaulted ceiling and impressive rural views and the delightful first bedroom with French doors to a Juliette balcony providing far-reaching views across the surrounding countryside, a dressing room and a charming vaulted ceiling en-suite with Velux windows, a vanity basin, a stand-alone oval bath and a separate double shower.







Seller Insight

“ I was delighted to have the opportunity to completely renovate and refurbish the property so it is just ready for new owners to walk straight into without having to do anything. The location is wonderful as it is great for hiking and there is fishing available nearby as well as two pubs that both serve excellent food and a tearoom in the village if you want to enjoy time out. Pett also has a village hall with a variety of activities, a sports pavilion and facilities for cricket, tennis and bowls while it is not far to the beach. Nearby towns include the medieval Winchelsea and Rye plus the seaside town of Hastings and St Leonards. The nearest station is Winchelsea with trains to St Pancras in an hour and 11 minutes and good primary schools in nearby Guestling and Icklesham and the secondary Rye College. There are a number of private schools in the area including Vinehall, St Ronans and Malborough House prep schools as well as Claremont and Battle Abbey which caters for children up to age 18.

Winchelsea purports to be the smallest town in England and is certainly picturesque with its three medieval gates, characterful houses, a shop, school, museum and famous vaults from its days as a centre for the medieval wine trade. While the nearby and equally picturesque historic medieval Cinque Port town of Rye, with its half-timbered houses and cobbled lanes, was known as ‘the prettiest town in England.’ It was once one of England’s most important ports as it was originally surrounded by sea before the area was drained and became Romney Marsh. This medieval fortified town is where the River Rother and River Brede meet and creates a harbour for fishing boats while Ypres Tower with its museum still looks out towards the sea. This vibrant market town is now home to a myriad of smart restaurants, pubs, independent shops and historic buildings as well as a Grade II Listed station. For sporting enthusiasts Rye has a variety of clubs including cricket, tennis, squash, football, rugby and bowls as well as a sports centre and the exclusive Rye Golf Club.

Hastings is also a Cinque port and has its origins in the 8th century and gave its name to the famous Battle of Hastings in 1066. Today it is a rejuvenated seaside town with a growing artist influence including a number of art galleries and museums as well as retail parks, shopping malls and supermarkets together with quirky individual shops in the Old Town and a wide variety of bars and restaurants to suit all tastes and budgets. There is the newly restored Hastings pier as well as the historic castle and the steep cliff railway, two theatres and cinemas, a university and a variety of schools and colleges as well as four railway stations. Sports available include the Summerfields Leisure Centre with its swimming pool and climbing wall, football and rugby clubs as well as yachting and angling clubs.

Oak Valley Campsite is beautifully situated for access to a wide variety of places to visit including the Hastings Nature Reserve covering 853 acres of woodlands, pasture, clifftop grassland and dramatic cliffs and coastline. There is the Aquarium and Adventure golf as well as a trip on the miniature railway in Hastings and Camber Sands offers large sandy beaches and kite flying, impressive indoor swimming pools and an activity centre while a guided walk around Rye provides a fascinating insight into the origins of this area. If you want to go slightly further afield there is Pevensey Bay where William the Conqueror landed or Battle Abbey where the famous battle actually took place but for something a little more cultural there is always the iconic Art Deco De La Warr pavilion in Bexhill with its myriad of theatrical shows, art gallery and art based activities.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step outside

Panel Place

If you have multi-generational family requirements, or you want to extend your income generating opportunities beyond the campsite, the detached self-contained annex could be ideal. The front door opens directly into a dual aspect living area and there is also a kitchen/diner with a stable door to the garden and fitted units housing built in appliances as well as stairs to the first floor and a lobby with steps leading down to the bathroom. On the first floor you will find a double bedroom with delightful views and a study. Additional family accommodation or income-generating opportunities could be provided by the room and bathroom above the triple garage – subject to planning consent

Further outbuildings include the stables that have been converted into the reception area that provides firepit hire and the offices, a shower and toilet block for the campers and, off the main hard standing frontage, there are separate drives leading to the campsite and to the 80ft by 70ft main barn that makes an excellent storage facility, although it could have the potential to be converted, subject to the necessary planning permissions. For those guests who want something more luxurious than a tent there are the two delightful detached log cabins that each have a good sized living room/kitchen, two bedrooms and a modern bathroom and have permission for all year round holiday rentals or a 12 month rental.







Travel

By Road:	
Winchelsea	3.0 miles
Rye	5.8 miles
Hastings	6.3 miles
Ashford	24.5 miles
Dover Docks	41.0 miles
Channel Tunnel	31.3 miles
Gatwick Airport	54.8 miles
Charing Cross	74.4 miles

By Train from Winchelsea	
St Pancras	1hr 11 mins
London Victoria	1hr 37 mins
Hastings	18 mins
Ashford International	27 mins
Charing Cross	1hr 54 mins
Ashford International to St Pancras	37 mins

Education

Primary Schools	
Guestling Bradshaw Primary	01424 812279
Icklesham Primary	01424 814448
Rye Community Primary School	01797 222825
St Ronans Preparatory	01580 752271
Malborough House Preparatory	01580 753555
Claremont Junior	01424 751555
Vinehall	01580 883090

Secondary School	
Rye College	
Buckwood School	
Claremont Senior	
Battle Abbey	

Healthcare

Beaconsfield Road Surgery	01424 755355
Broad Oak Surgery	01424 882394
Harold Road Surgery	01424 720878
Rye, Winchelsea and District Memorial Hospital	01797 223810
Conquest Hospital	0300 131 4500

Leisure Clubs & Facilities

Pett Cricket Club	07971 662068
Pett Tennis Club	01424 812430
Pett Bowls Club	01424 815022
Rye Golf Club	01797 225241
Beauport Golf and Country Club	01424 854245
Rye Cricket Club	07535 482006
Rye Tennis and Squash Club	01797 223151
Rye Bowls Club	01797 280457
Rye Football and Rugby Club	07444 115212
Rye Sports Centre	01797 224747
Hastings Football Club	01424 444635
Summerfields Leisure Centre	01424 457691
Hastings & St Leonards Cricket Club	01424 425546
Hastings Motor Boat and Yacht Club	01424 429779

Local Attractions / Landmarks

Rye and Hastings Castles
Ypres Tower and Museum
St Mary's Church Tower
Rye and Hastings Nature Reserves
Tillingham Winery
Hastings Pier and Aquarium
Camber Sands
Battle Abbey
Pevensy

Entertainment

The Two Sawyers
The Royal Oak
Odeon Cinema
Kino Rye Cinema
Electric Palace Cinema
Kino Teatr Cinema
White Rock Theatre
Stables Theatre
Dela Warr Pavilion
The Mermaid Inn
The Fig
Webbe's Rock-a-Nore
Monellis Sourdough Gourmet Pizza
Yaaze Café Bistro



GROUND FLOOR

Entrance Hall - (L-shaped) 17'1 x 9'5 (5.21m x 2.87m) plus 10'5 x 8'6 (3.18m x 2.59m)
Downstairs Cloakroom
Utility Room
Kitchen / Dining Room - 23'8 (7.22m) x 14'5 (4.40m) narrowing to 9'9 (2.97m)
Snug / Bedroom 6 - 14'6 x 13'0 (4.42m x 3.97m)
Living Room - 26'9 x 21'6 (8.16m x 6.56m)
Bedroom 5 - 9'6 x 9'4 (2.90m x 2.85m)
Bedroom 4 - 13'2 x 9'7 (4.02m x 2.92m)

FIRST FLOOR LANDING

Bedroom 1 - 13'9 x 13'7 (4.19m x 4.14m)
En-Suite to Bedroom 1 - 13'3 x 7'5 (4.04m x 2.26m)
Dressing Room - 15'0 (4.58m) x 7'1 (2.16m) narrowing to 5'2 (1.58m)
Bedroom 2 - 19'4 x 10'0 (5.90m x 3.05m)
Bedroom 3 - 15'9 (4.80m) x 11'3 (3.43m) narrowing to 8'7 (2.62m)
Family Bathroom - 15'2 (4.63m) narrowing to 11'7 (3.53m) x 10'0 (3.05m)

ANNEXE GROUND FLOOR

Annexe Kitchen/Living/Dining Room - 23'5 (7.14m) x 17'6 (5.34m) narrowing to 15'0 (4.58m)
Annexe Bathroom - 9'5 x 8'7 (2.87m x 2.62m)

FIRST FLOOR

Annexe Bedroom - 18'4 x 9'4 (5.59m x 2.85m)
Annexe Study

OUTBUILDING 1 GROUND FLOOR

Double Garage - 20'7 x 19'1 (6.28m x 5.82m)
Single Garage - 19'1 x 10'7 (5.82m x 3.23m)

FIRST FLOOR

Room 1 - 20'5 x 12'0 (6.23m x 3.66m)
Bathroom - 7'10 x 6'4 (2.39m x 1.93m)

OUTBUILDING 2

Room 1 - 22'5 x 9'5 (6.84m x 2.87m)
Room 3 - 8'7 x 7'9 (2.62m x 2.36m)
Room 2 - 9'1 x 8'6 (2.77m x 2.59m)
Bathroom - 8'6 x 4'6 (2.59m x 1.37m)

OUTBUILDING 3

Room 1 - 22'5 x 9'5 (6.84m x 2.87m)
Room 2 - 8'7 x 7'9 (2.62m x 2.36m)
Room 3 - 9'1 x 8'6 (2.77m x 2.59m)
Bathroom - 8'6 x 4'6 (2.59m x 1.37m)

STABLE BLOCK

Lean To - 40'4 x 12'0 (12.30m x 3.66m)
Stable 1 - 11'1 x 10'9 (3.38m x 3.28m)
Stable 2 - 11'2 x 11'1 (3.41m x 3.38m)
Stable 3 - 15'7 x 11'7 (4.75m x 3.53m)

SHOWER BLOCK

Shower Block 1 - 11'3 x 11'2 (3.43m x 3.41m)
Shower Block 2 - 11'3 x 11'1 (3.43m x 3.38m)

BARN

Barn - 73'8 x 66'9 (22.47m x 20.36m)

Gardens - 7.58 acres



£ 1,995,000

Council Tax: X
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





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