



Blackberry Wood Cottage & Blackberry Wood Glamping site,

Guide Price £2,900,000

Hassocks, East Sussex, BN6 8RS

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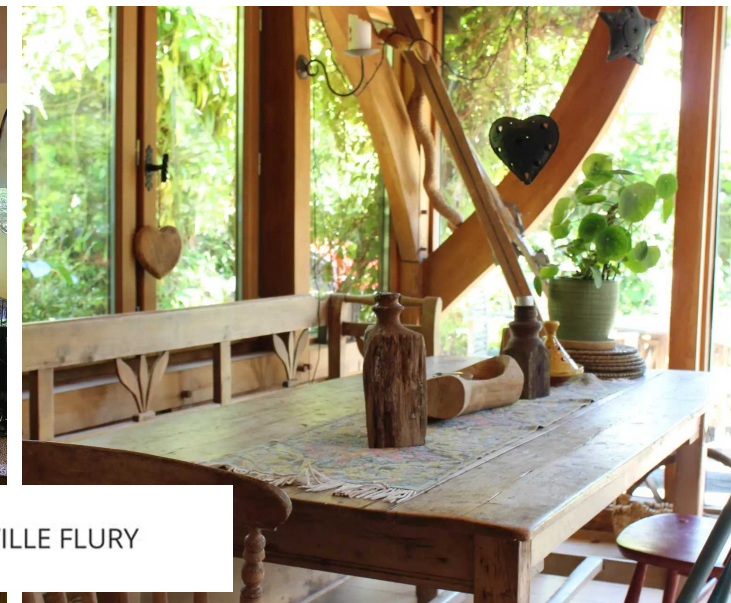
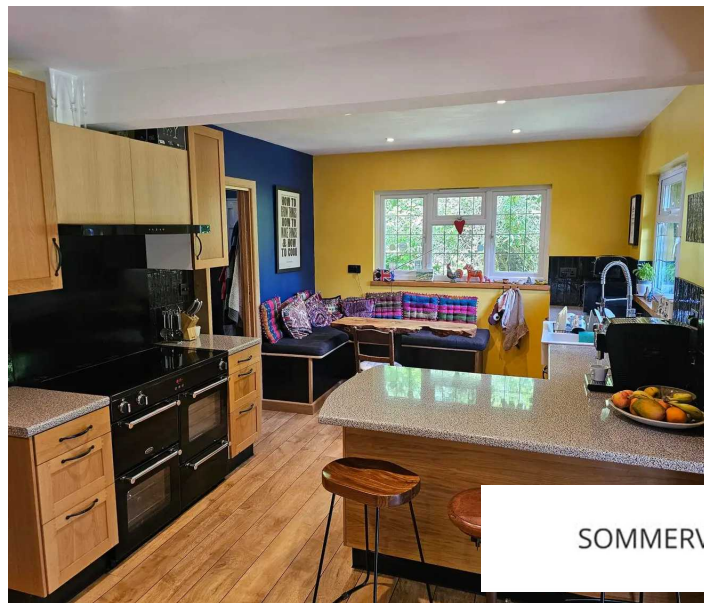
Blackberry Wood Cottage, Streath Lane,

Streath Lane, Hassocks, BN6 8RS

A very rare opportunity to acquire an idyllically located charming 4 bedroom detached cottage nestled at the foot of the south downs in The South Downs National Park. Homes rarely come available in this location especially with the opportunity to own a very lucrative glamping business next door to the property.

The Ground floor offers great sized light and bright custom made shaker style kitchen with AGA, breakfast bar and views into the rear mature garden. Adjoining utility room complete with butlers sink and ample storage and access to the back door. Double doors lead into a large oak framed Orangery complete with dining table, modern tear drop design wood burner and French doors leading to the terrace and rear garden. Additional double doors lead into the ground floor double reception complete with fireplace.

Upstairs offers Master bedroom at the rear overlooking the garden with En-suite and French doors onto Juliet balcony. Three further bedrooms and modern family bathroom.



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Blackberry Wood Cottage Street Lane

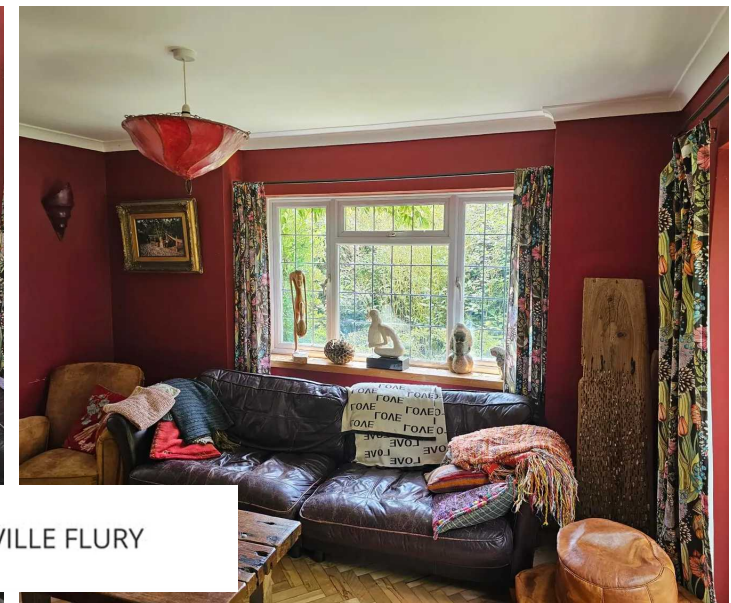
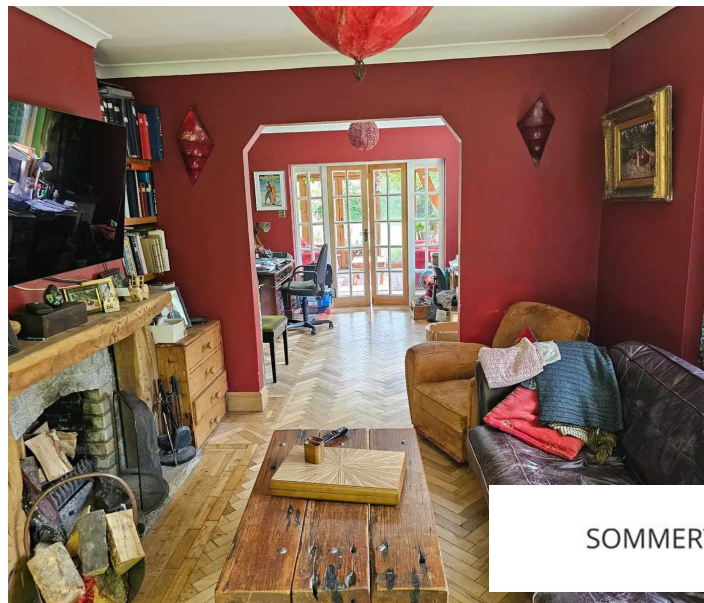
Street Lane, Hassocks, BN6 8RS

The house is set back off an incredibly desirable and quiet country lane, The shale drive way offers parking for 4 + cars. A oak framed double garage complete with EV charging point and ample eve storage. Additional bicycle storage shed and logs stores.

Included in the asking price is rare opportunity to own what has been called one of the best glamping campsites in the UK.

Situated in the pretty East Sussex hamlet of Street, at the foot of the South Downs, Blackberry Wood is over 6 acres of beautiful woodland and clearings, open to guests all year round.

Originally a caravan park for 9 static caravans since 1952, the present owners bought the site in 2003 and created Blackberry Wood, a back-to-nature campsite with 20 individual woodland clearings, each with its own fire pit.

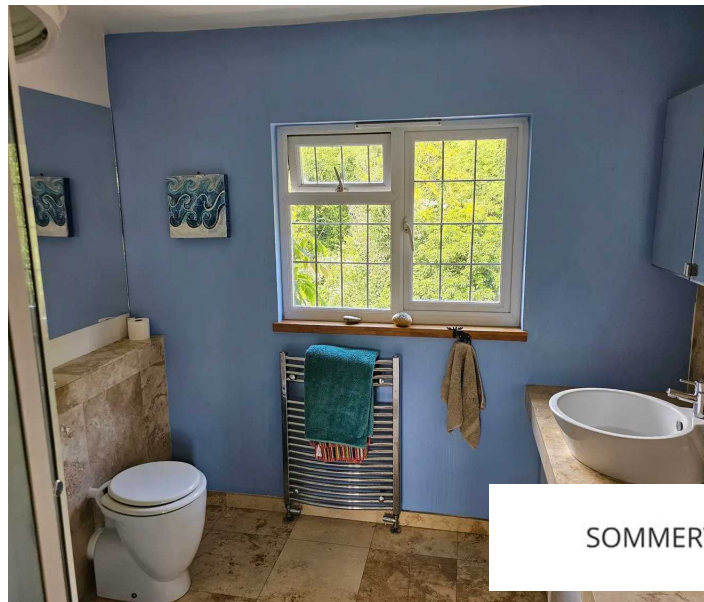


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Blackberry Wood Cottage Street Lane

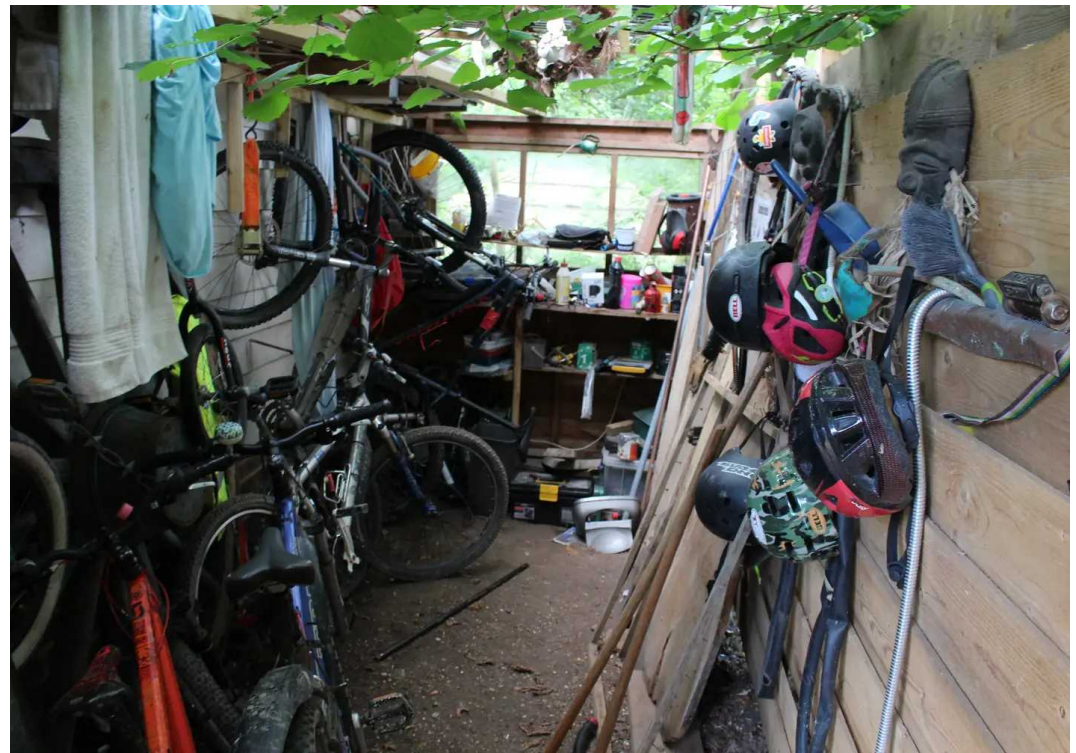
Street Lane, Hassocks, BN6 8RS

In addition to camping, there are 9 unique glamping units, ranging from a modern larch covered pods, sea king helicopter, London double decker bus, fire engine and gypsy caravan to luxury treehouses. These are all for holiday use only. There is also a managers' 2 bedroom quality accommodation for permanent use.



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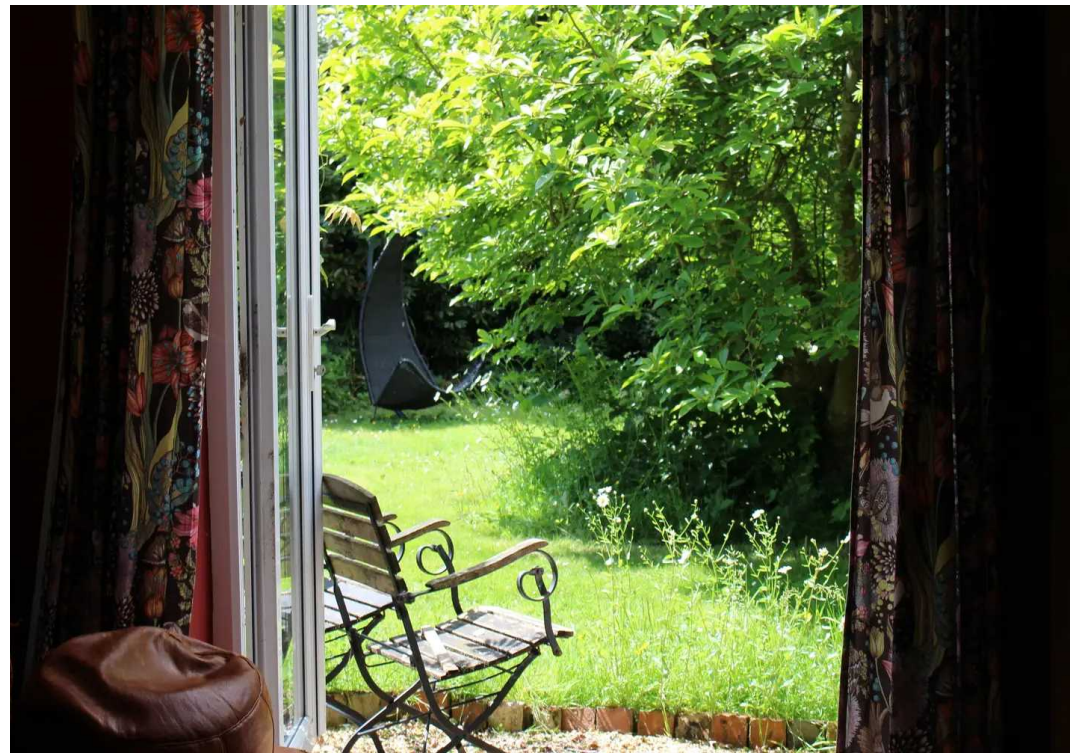










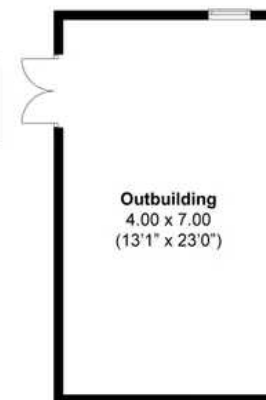
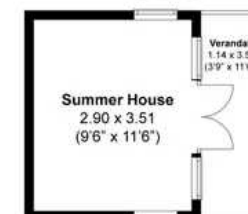
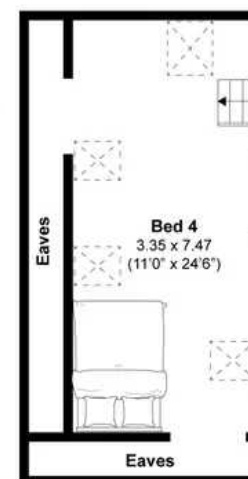
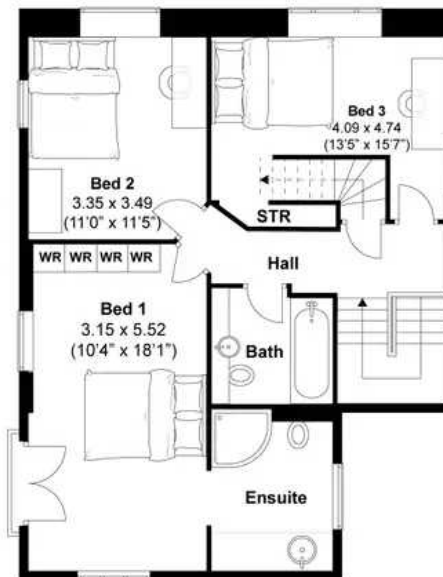


Streat Lane, Ditchling

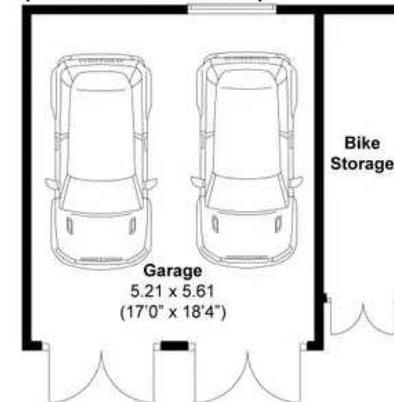
Approximately 265.8 sqm (2861 sqft) - Total

Approximately 194.4 sqm (2092.5 sqft) - House

Approximately 71.39 sqm (768.4 sqft) - Outbuildings

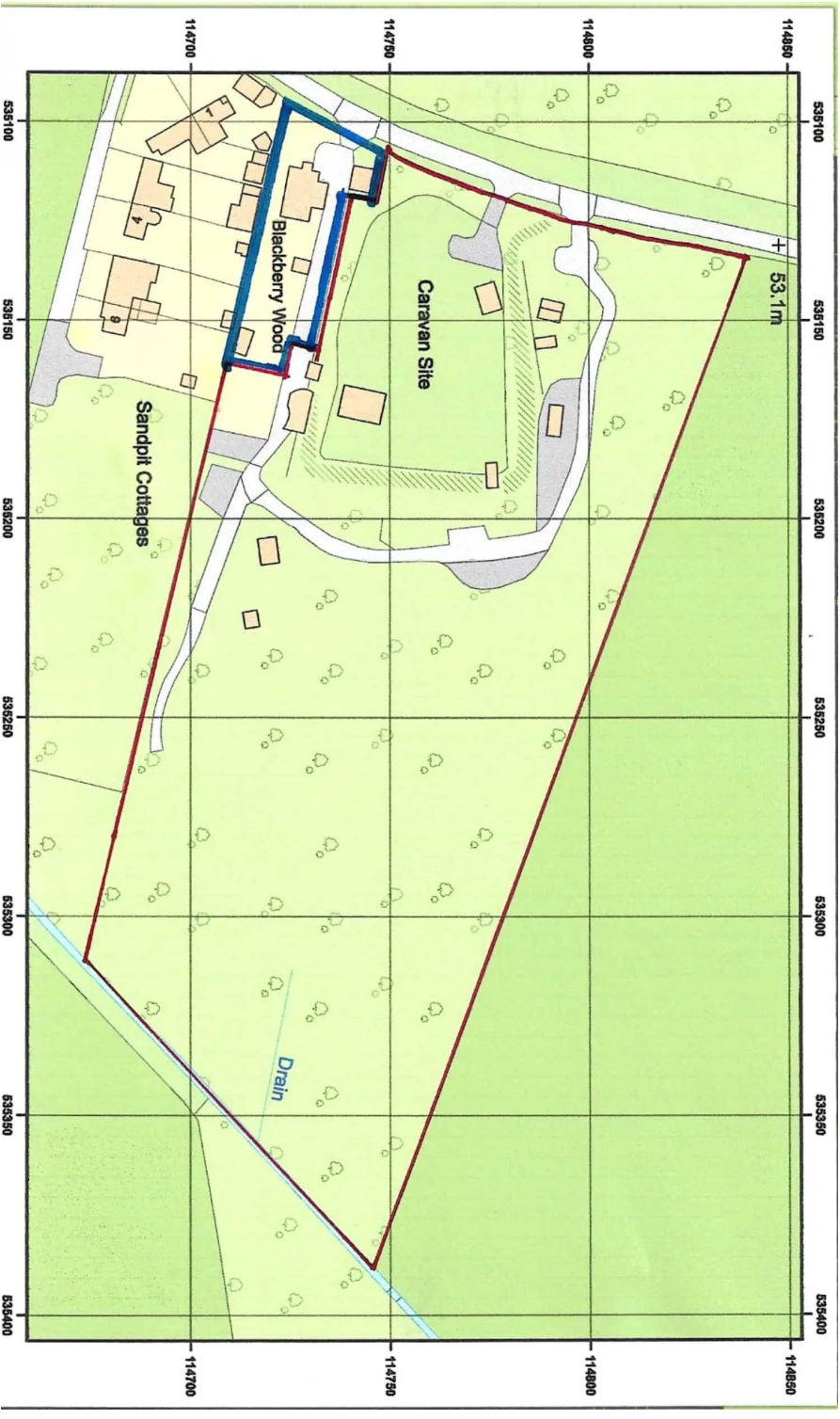


(NOT IN POSITION)



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. If you require further verification please discuss with the buyer/owner of the property.



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