



Fair Oak Farm

Mayfield

SOMMERVILLE FLURY

A diverse rural estate with principal farmhouse, Oast House, converted barns, eco-lodge tree houses and a plethora of further accommodation and outbuildings, set in a much sought-after spot just outside Mayfield, in all totalling 12 acres.

Fair Oak Farm, Witherenden Road, Mayfield, East Sussex TN20 6RS

Stonegate mainline station 2.7 miles (70 mins to London Bridge / London Charing Cross), Mayfield village 2.5 miles, Heathfield 5 miles, Royal Tunbridge Wells 12.8 miles, Lewes 19.5 miles, Hastings 22 miles, Brighton 32 miles.

Farmhouse: Sitting room, Snug, Dining room, Kitchen, Cloakroom, Principal bedroom with dressing room and en-suite bathroom, 5 further bedrooms, 1 en-suite, Family bathroom.

Oast House: Sitting room, Kitchen, Principal bedroom with en suite bathroom, 1 Further bedroom downstairs and cloakroom with shower.

Barn: Open plan lounge/dining, Kitchen/bar, 1 Bedroom, Bathroom.

Cow Shed: 2 Bedrooms, each with en suite Bathrooms.

Stable Cottage: Sitting room/kitchen, 1 Bedroom, Bathroom.

Grain Store: Sitting room/kitchen, 1 Bedroom, Bathroom.

Hay Barn: Studio with bed, sitting area & kitchenette, Shower room.

Eco-Lodge Tree Houses East & West: Studio with bed, sitting and dining space, Kitchen, Shower room.

Grand Eco-Lodge Tree House: Studio with bed, sitting and dining space, Kitchen, 1 Further bedroom, Shower room.

Shepherd Huts East & West: Studio with kitchenette, Shower room.

Outbuildings including oak framed garage / laundry /games barn, small cinema barn, washroom and WC, office, workshop and garden room with vault, treatment studio, sauna, large 14m x 8m oak frame agricultural building, stables and field shelters.

About 12 acres in all.

“The ultimate country retreat”
EVENING STANDARD

Winner “Outstanding Customer Service”
SUSSEX LIFE AWARDS

“Best Place To Stay in Kent & Sussex”
BEST OF ENGLAND

“Unique Lodge of the World” Nomination
NATIONAL GEOGRAPHIC

Top 10 “Best UK Farm Stays”
DAILY MIRROR

“Height of Luxury”
THE GUARDIAN

Winner “Best Boutique Stay in Sussex”
MUDDY STILETTOS AWARDS



THE PROPERTY

Fair Oak Farm is a magnificent country estate with a Grade II Listed farmhouse and extensive guest accommodation, which is ideal for retreats, events and large group stays. The house dates from the 17th century and features charming original details, while the site includes a further 11 separate accommodations of different sizes, as well as facilities for private events and health retreats, including a games barn, cinema space, treatment studio and sauna.

The farmhouse itself has up to six bedrooms with comfortable, flexible reception rooms and is ideal for use as a family home or as part of the wider accommodation offering. There are exposed timber beams, stripped wooden floorboards and impressive original fireplaces, alongside understated, elegant décor and fittings. The reception rooms include a sitting room, a snug and a formal dining room, while there is also a well-equipped country kitchen with Aga.

There are four bedrooms on the first floor including the generous principal bedroom with dressing room and en-suite bathroom. One further bedroom is en-suite, with the first floor also featuring a family bathroom. The second floor provides a further two bedrooms, one of which is a walk-through.

The additional accommodation provides a total of 14 further bedrooms, with the Barn including a bar area, which is ideal for use as an events space. The buildings range from an historic Oast house and barns to eco-lodge treehouses and shepherd huts.

OUTSIDE

The farmhouse and other accommodation are set in beautiful rolling grounds, surrounded by the stunning countryside of the High Weald. There is private on-site parking for up to 18 cars. The farmhouse itself has its own private gardens with immaculate lawns, colourful border flowerbeds and patio areas, while the site features numerous paved and gravel terraces for al fresco dining, rolling lawns, established shrubs, hedgerows and various mature trees.



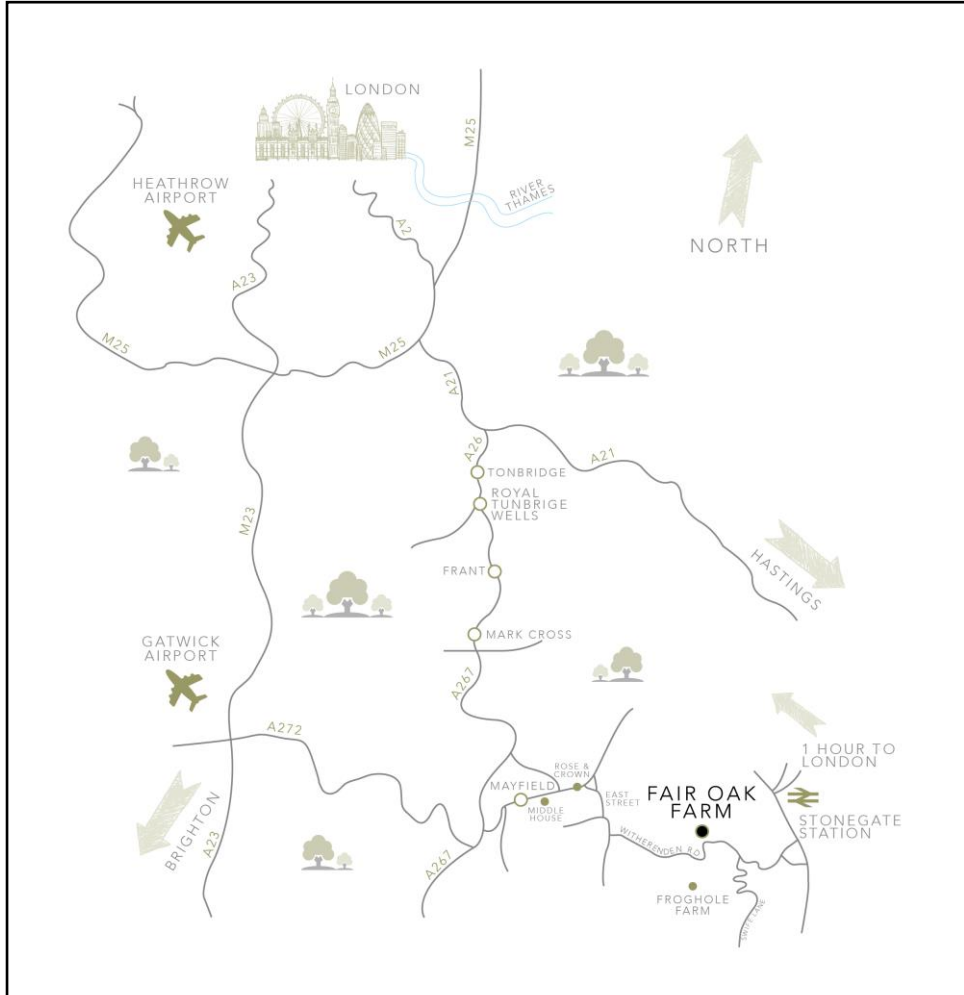
**“Best UK Country Retreat”
GLOBAL HOSPITALITY
AWARDS 2024**



**Top 40 “Best Places To Stay in Britain”
COOL PLACES GUIDE**



Top 5 “Best Winter Wellness Retreats” EVENING STANDARD



“Best Eco-Inspired Break in Britain”
BRITAIN’S FINEST

LOCATION

Nestled in the picturesque landscape of The High Weald Area of Outstanding Natural Beauty, the property has Mayfield village close by, offering a range of local amenities.

The old market town of Heathfield at 5 miles distant provides an excellent range of shops and amenities, including three supermarkets, whilst the mainline station at Stonegate is easily accessible, providing regular train journeys to central London in little more than one hour.

The historic spa town of Royal Tunbridge Wells is a popular destination for shopping at The Pantiles, cultural activities, and dining at popular restaurants. To the south, Lewes has a range of independent shops, along with food and farmers markets. Nearby visitor attractions include Bewl Water, Bedgebury Park, Batemans, Hever castle and Scotney castle.

Well regarded schools in the vicinity include Heathfield Community College, Bede’s Senior School, Lewes Old Grammer School and Eastbourne College.



BY CAR

10 mins to A21 or A267 with access to M25.

Sign posted from Mayfield village.

Private parking on-site for 18 cars.



BY TRAIN

Fast and frequent services to Stonegate station (5 mins by car).

1 hour journey time from London Bridge, London Charing Cross, Waterloo East and Cannon Street.

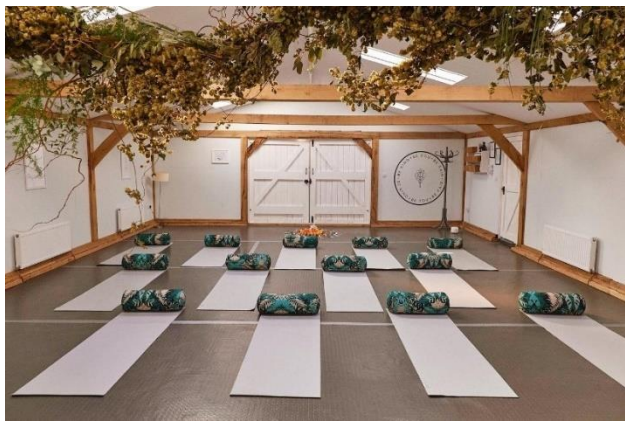


BY AIR

Gatwick airport (60 mins).

Heathrow airport (90-120 mins).

City airport (90 mins).



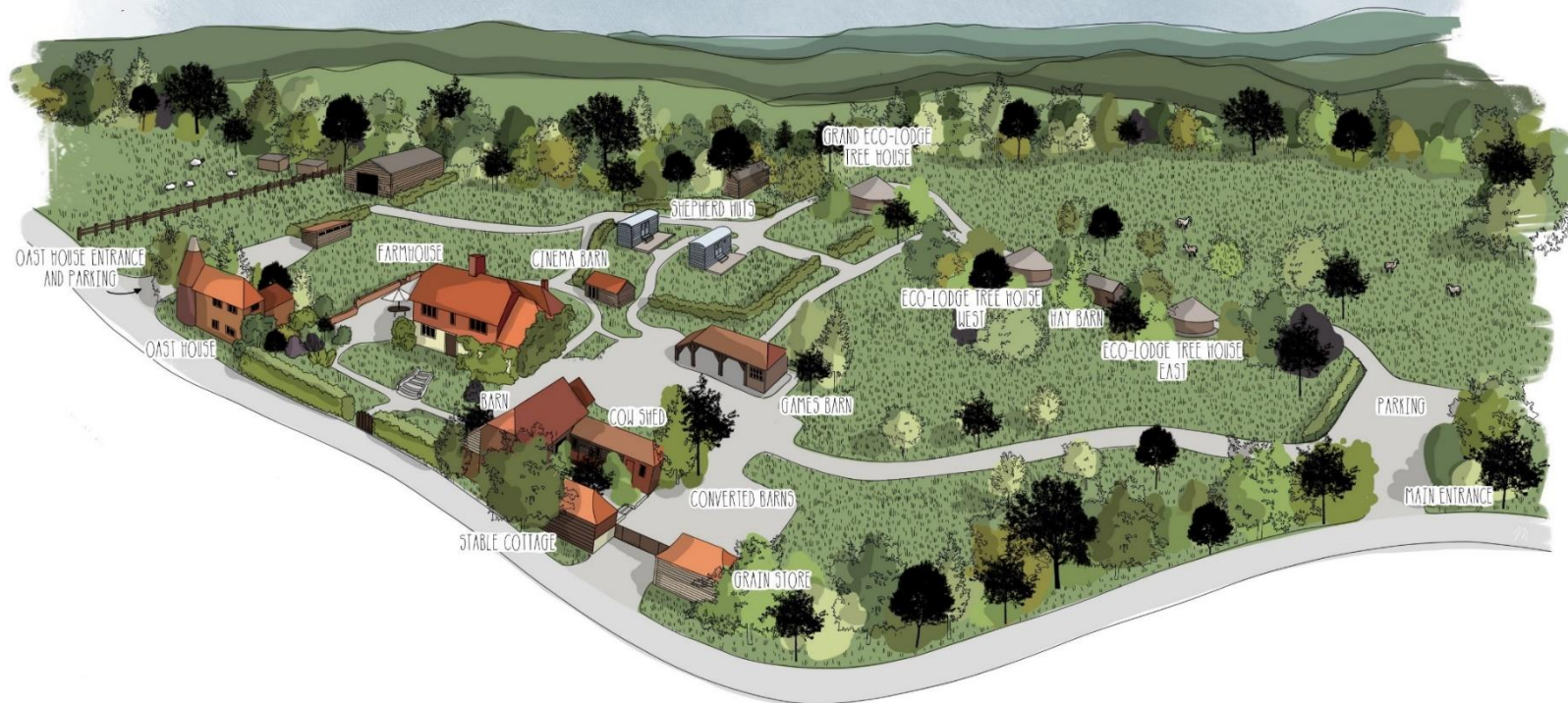


“Best Place To Entertain Clients”
SUSSEX BUSINESS AWARDS



“Best UK mini-break with maximum style”

THE TIMES



CURRENT BUSINESS MARKET FOR EXCLUSIVE HIRE



HOSTING RETREATS

Up to 17 guests, each with single occupancy.

Or 18-24 guests with some sharing rooms/lodges.



GROUP HOLIDAYS

Up to a maximum of 32 guests.

Include couples in double rooms.



BUSINESS GROUP STAYS

For up to 17 delegates, each with single occupancy.

Or 18-24 delegates with some sharing rooms/lodges.

CLIENT TESTIMONIALS

The existing business works with and supports a vast range of retreat organisers, from internationally recognised individuals and brands who need a private, rural retreat they can use as their European base, to starts ups with a likeminded approach and who's values align.

The farm welcomes retreat organisers, practitioners and tutors from all over the world whilst also supporting small independent businesses and everyone in between.



“Everything we needed and more for a relaxed, creative and highly productive event”

HSBC



“What an amazing venue!”

WHISTLES



“Dream location and outstanding hosts”

NATIONAL GEOGRAPHIC



“Outstanding booking service and a truly magical property with everything you could hope for an intimate event”

WHAM



“The most idyllic and peaceful spot. An ideal venue for anyone wishing to invest in the wellbeing of their staff.”

WELLNESS HQ



Directions

From Mayfield village, take Fletching Street away from the High Street, at the bottom of the hill opposite the Rose and Crown pub, turn right onto East Street. Continue for 0.6 miles, then continue onto Scotsford Hill. After a further 0.3 miles, turn left onto Witherenden Road. After 1.4 miles, you will find the main entrance to the property on your left, after the entrance to its Oast House and just after the 'S' bend.

Planning

The farmhouse and central barn are Grade II Listed. The Oast House and converted barns are curtilage listed for planning purposes. Within the domestic curtilage, the farmhouse and Oast are for residential use, whilst the converted barns and lodges are for holiday let use and a barn is for agricultural use.

Business Use

Currently operated as a highly successful, multi-award-winning retreat venue, hosting private retreats all year round. Gross turnover circa £500k pa, opportunities to increase to £750k - £1m pa with hosted events and in-house catering and services.

Services

Mains water and two single phase electric supplies. Private drainage.

Local Authority

Wealden District Council and East Sussex County Council.

Business Rates

Current rateable value is £22,750.

Tenure

Freehold.

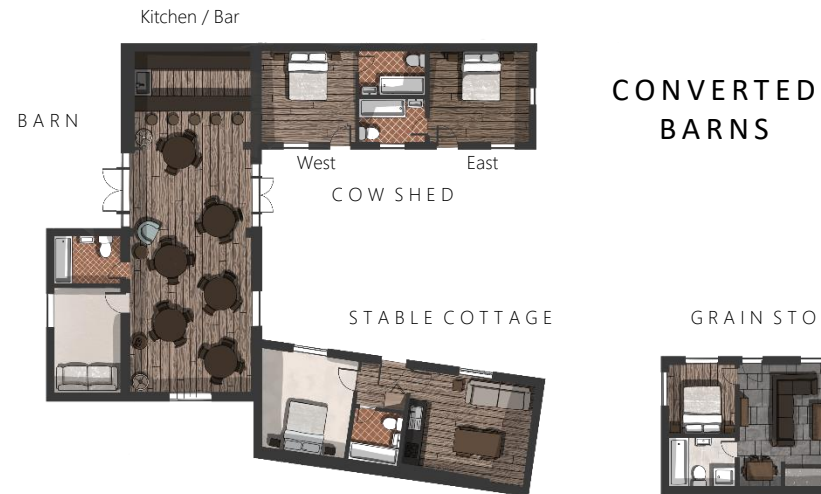
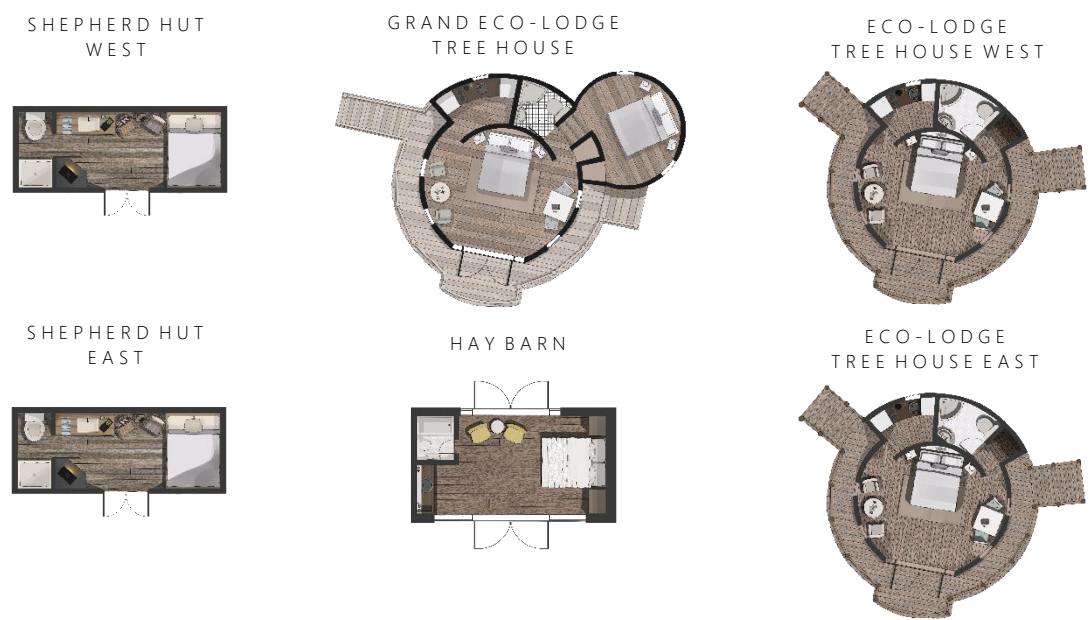
Price

In excess of £4,000,000

FARMHOUSE



HUTS & LODGES



NOT TO SCALE.

Excludes outbuildings, including a 14m x 8m agricultural barn, stables, field shelters, oak frame two-bay barn and laundry, boot room and staff WC, cinema barn, office, treatment studio, workshop and outdoor sauna.



Sommerville Flury

21 Ellis Street, Knightsbridge, London SW1X 9AL

+44(0)20 3479 5314
info@sommervilleflury.com
sommervilleflury.com