

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Whitesmith, Lewes, BN8 6JD

- Over 8,700 sq/ft of Accommodation
- Planning Permission for Glamping Pods
- Detached Cottages with Independent Living Spaces
- Private Tennis Court and Expansive Grounds
- Approx. 6.35 Acres of Beautifully Landscaped Gardens
- Outstanding Investment Opportunity



EPC RATING

Current:

62 | D

Potential:

86 | B

**Offers In Excess Of:
£1,750,000**



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Set within approximately 6.35 acres of beautifully landscaped grounds, this exceptional Grade II Listed detached country-style estate offers a rare combination of space, character, and versatility. With over 8,700 sq ft of total accommodation, the property includes a magnificent main residence, two charming, detached cottages, a dedicated pool house, and a private tennis court making it an ideal retreat for extended family living, entertaining, or generating additional income. A sweeping, tree-lined driveway creates an impressive approach, leading to the main residence which exudes traditional elegance with stone accents, rustic beams, and warm interiors. The home perfectly blends classic charm with modern convenience. The main house offers spacious and flexible living, with five bedrooms on the first floor including two en-suites and a stylish family bathroom. On the ground floor, a generously proportioned room with a feature fireplace offers the flexibility to serve as a sixth bedroom or an additional reception room. The welcoming entrance hall flows into a stunning dual-aspect lounge with a brick fireplace and French doors opening to the garden, while the heart of the home is a characterful kitchen/diner perfect for everyday family life or hosting guests. Two separate detached cottages provide self-contained living accommodation, ideal for visitors, multi-generational living, or rental potential. The pool house enhances the lifestyle appeal of the property, offering a superb space for entertaining or unwinding on sunny days. Outdoor enthusiasts will appreciate the on-site tennis court, surrounded by nature and the peaceful countryside setting. This is a truly unique opportunity to acquire a luxurious yet homely country estate, offering privacy, comfort, and immense lifestyle appeal. Exceptional investment opportunity with significant growth potential. Discover this outstanding investment property currently generating an impressive annual income in a desirable location, this estate offers a lucrative opportunity for investors seeking steady returns and future expansion. The property benefits from granted planning permission for the development of five luxurious glamping pods. This expansion presents a compelling chance to increase revenue and enhance the property's overall value. This is a rare chance to acquire a well-performing estate with immediate income and substantial potential for future earnings. Whether you're a seasoned investor or seeking to diversify your portfolio, this property offers a compelling opportunity to capitalize on the thriving hospitality and tourism sectors. For further information or to arrange a viewing, please contact us today.

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The Property
Ombudsman

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LETTINGS



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Approximate Gross Internal Area
Main House = 296.0 sq m / 3186 sq ft
White Cottage = 70.9 sq m / 763 sq ft
Cottage = 83.2 sq m / 895 sq ft
Pool House = 308.2 sq m / 3317 sq ft
Outbuildings = 51.5 sq m / 554 sq ft
Total = 809.8 sq m / 8715 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194025)



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.