



EQUUS

Country & Equestrian



ASHDOWN FARMHOUSE & LLAMA PARK

Ashdown Farmhouse & Llama Park, Forest Row, East Sussex RH18 5JN

S O L D - Located on the edge of the Ashdown Forest, set in 32.75 acres (*TBV) a unique lifestyle/business opportunity which includes a corporate hospitality, retail and leisure complex offering a multi-faceted potential business with a restaurant, functions barn, coffee shop, retail outlet and licensed wedding barn, plus a detached 4 bedroom property with stunning views to the rear. In total the commercial offering extends to 12,503sqft and until recently the venue was run as a tourist attraction called the Llama Park which over the years has been sympathetically developed by the vendors to provide an excellent rural/leisure business with numerous barns, outbuildings and staff accommodation. (N.B. The current animal enclosures and outbuildings could offer scope to adapt for an Equestrian based business). At the location there is a large vehicle park which can accommodate several coaches at a time, up to 100 cars and has reserved parking for motorcycles, bicycles and disabled drivers. Additional planning permission has been granted for the erection of a single storey rear and side extension to the well-presented detached master residence making the most of the panoramic distant views toward the Ashdown Forest.

LOCATION & AREA AWARENESS

The property occupies a prime location on the edge of Ashdown Forest with stunning countryside views across the High Weald and excellent access to horse riding, country walks and cycle trails being in this popular area of Outstanding Natural Beauty. (Refer to www.ashdownforest.org). The location is also extremely accessible, by road via the A22 and rail via East Grinstead and Haywards Heath mainline stations which also connect to London. For international travel Gatwick Airport is within convenient distance of around 20 minutes drive via the A23/M23 motorway.

ACCOMMODATION - refer to the floor plan

Ashdown Farmhouse, extending to around 2519 sqft, is an architect designed detached property built in 1997 which has been completely re-furbished and decorated to a high standard by the current owners combining the advantages of a modern build with character and period charm. Planning permission has been granted to build a 60 square metre extension which could increase the accommodation to 5 bedrooms and 5 bathrooms.

The house is set well back and screened from the road by woodland and is constructed of brick and tile hung elevations under a tiled roof, benefiting from oil

fired central heating and double glazing. The western wing of the Farmhouse is configured in such a way as to provide a self-contained annexe if required.

The accommodation briefly comprises: Ground Floor - Formal drawing room, dining room, substantial kitchen/breakfast room with inglenook and central island enjoying stunning countryside views, Bedroom 4 being used as a study with en-suite bathroom, Boot Room, Utility Room and Cloakroom.

FIRST FLOOR

Master Bedroom with en-suite bathroom and two further Double Bedrooms - both with en-suite shower rooms. There is also a linen store with hot water cylinder.

PLANNING PERMISSION GRANTED

Application No. WD/2018/2286/F ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION TO ASHDOWN FARMHOUSE. Permission to build a 6m x 10m room at the rear of the property. This would afford (subject to window positioning) more stunning views over the rear portion of the land and valley. This has been activated as part of the extension permission has been completed (UTILITY ROOM).

THE LLAMA PARK BUSINESS

Until recently the business operated as a popular and renowned tourist attraction called The Llama Park, with income derived from entrance fees, animal treks, retail and catering sales and conference/event bookings.

COMMERCIAL PROPERTY-refer to the floor plan

The site has been expertly and sympathetically developed by the vendors to provide a balance of excellent commercial opportunities. In total the commercial offering comprises 12,503 sq ft (GIA).

RECEPTION & RETAIL AREA

The purpose-built Retail Area includes a spacious reception and well-laid out retail area, previously which has been specialising in an eclectic selection of items gathered from all corners of the world, selling South American textiles and crafts, alpaca knitwear, pottery from Andalusia and locally made handicrafts. The retail area is very light and spacious, with ceramic tiled flooring throughout. It is divided into several inter-connecting sections as shown on the floor plans and would be ideally suited to a variety of alternative uses. Leading off the retail area are two offices and store rooms.

N.B. As the location of the property is in a prime equestrian area there is good scope to establish an equestrian retail outlet at the venue.





STAFF FLAT

Above the Retail Area and approached externally is the self-contained Staff Flat with a gross floor area of some 557sqft and comprising living room, kitchen, bathroom and bedroom.

COFFEE SHOP & RESTAURANT

Situated within what is currently the Visitor Centre is a coffee shop plus a fully licensed restaurant with very large well-equipped commercial kitchen and separate stills/prep area. There are also ladies and gents' washrooms, including DDA compliant facilities.

RESTAURANT

The restaurant is situated in a traditional Sussex barn and offers comfortable seating with a cosy log burning stove in the winter and spectacular views over the grounds and forest beyond. The restaurant can comfortably seat 60 covers and enjoys an alcohol licence.

FUNCTION BARN

In addition to the restaurant, there is a very versatile function barn which can be hired and used for almost any purpose, with seating capacity for 100. This barn has been used for parties, meetings, weddings, funerals, barn dances, craft fairs, music concerts and group/school visits and can be used in conjunction with other areas of the Park such as the Marriage Barn and Terrace. There are also separate en-suite toilets.

GARDENS / LAND & GROUNDS

The Farmhouse driveway leads to a gravelled parking area set to the front of the house with lawns to each side. A pathway leads around the house to a walled courtyard with patterned brick paving and raised brick planters. The Farmhouse roof extends to form a covered area with glazed door to a utility room. Further glazed doors access the courtyard from the kitchen, Drawing room and bedroom 4.

The whole sits in approx 32.75 acres (*TBV). The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the

entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS / RATES

TENURE: Freehold

LOCAL AUTHORITY: Wealden District Council

SERVICES

DOMESTIC: Oil heating and hot water. Cooking by LPG bottles and electricity. Mains electricity with a back-up generator. Wood burners in two rooms. Sewage is to a septic tank.

BUSINESS: Oil heating and hot water. Cooking by LPG gas in large commercial tanks approx. 4,000 litres. Mains electricity. Klärgester waste treatment plant.

TAX BAND: Ashdown Farmhouse falls under Council Tax Band G
The rateable value for The Llama Park is £29,400 and Ashdown Farmhouse £3,605 PA.

EPC RATING: NEW EPC's PRIVATE RESIDENCE d: 2541-1701-6113-9057-1136
COMMERCIAL C: 3620-9280-0736-6001-1933

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
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DIRECTIONS

The farm is situated off the A22 around 3 miles south of Forest Row on the left and 2.5 miles north of the village of Nutley on the right.

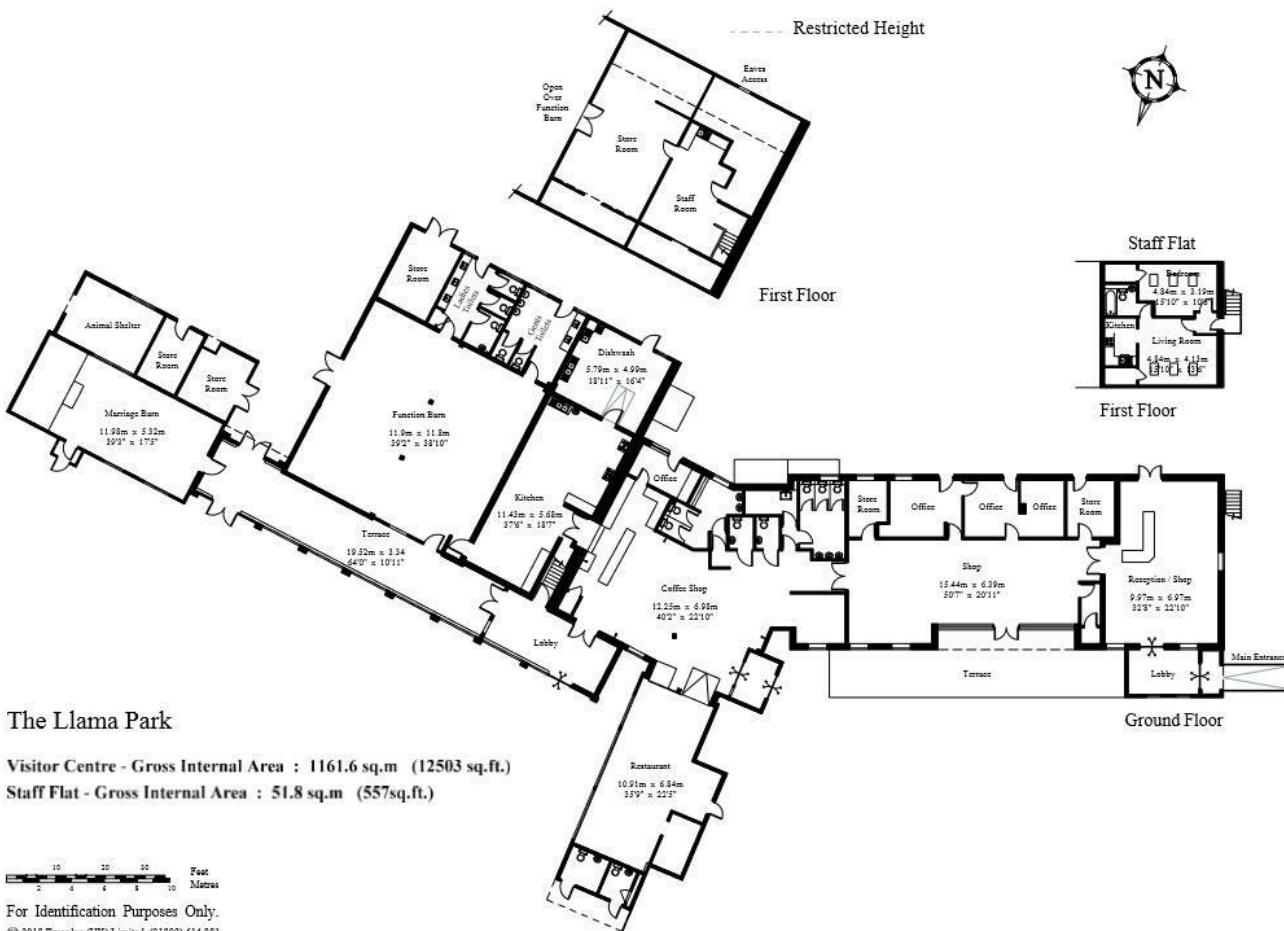
POA



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2



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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