

Waterside House

Region: Sussex Sleeps: 16

Overview

Waterside House is a truly outstanding English country home. Sitting on the banks of the serene Bewl water, the property is found in an expansive area of outstanding natural beauty and is handily located just an hour away from London.

A meandering drive through thick woodland opens out to reveal this grand Art and Crafts mansion, which features ornate antique chimneys and is surrounded by beautiful lawns. Pushing open the thick oak front door, guests are greeted by an impressive reception hall complete with an elegant staircase and galleried landing.

A particular highlight is the large kitchen and breakfast area with its part-glass ceiling. The adjoining dining room and top quality amenities mean that entertaining here is a joy - not to mention the fantastic opportunities for formal dining if you're here to celebrate a special occasion.

Step outside through the double doors and you'll find a stone patio facing South across the 800 acre lake, with a lawn stretching right down to the water's edge. It's a quintessentially English and truly memorable feature!

The décor is impeccable throughout, cosy yet stylish, and guests will feel instantly at home thanks to the perfect balance of rustic charm and bespoke furnishings.

As Waterside House is conveniently close to the A21, London (and everything it offers!) couldn't be more accessible, but whether you're enjoying a spot of boating out on the lake or sitting on the patio with a glass of wine at sunset, you'll feel a million miles from the hustle and bustle of the capital.

Facilities

Manor • Wow Factor • Instagrammable • **Recommended** • **Exclusive** • Heritage Collection • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Restaurant • <1hr to Airport • AGA • All Bedrooms En-Suite • TV • Table Tennis • Table Football • Pool/Snooker • Fenced Grounds • Waterfront • Walking/Hiking Paths • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

Waterside House's owner is an interior decorator, and has taken her exacting eye and flair for style to every aspect of the property! From the approach via a private drive that opens out onto an impressive vista of Bewl water to the stately home-from-home feel in the luxuriously cosy living rooms, Waterside House is somewhere that offers the tranquility of a lakeside getaway with all the imposing grandeur of a country house.

Outside, the long drive leads up to plenty of parking and the south-facing gardens and terraces that look out over the water's edge. Enter the large oak doors (a feature of the house) to the large, York stone entrance hall, where it's almost impossible not to be impressed by wide, elegant staircase and the galleried landing. French doors lead out to the covered seating that overlooks the lake, providing some truly magnificent views.

The equally large triple aspect drawing room comes with an impressive inglenook wood burner (perfect for curling up on those long winter evenings!) and old arch windows that provide 180° views of the lake. The ominously-named (but eminently comfortable) Gun Room boasts an open fireplace for further cosy nights, a large TV set in one corner, a hanging chandelier to add that extra touch of class and even more beautiful views across the lake.

If you're in the mood for a bite to eat, Waterside House has all you need to whip up everything from a sandwich to seven course meal. The kitchen comes with a beautiful wooden oak floor, a double drinks fridge and American style fridge-freezer with ice maker and water cooler. There's an electric four-door aga, sink and dishwasher, along with an central island for food preparation and a hatch through to the dining room.

The dining room is impressive in and of itself, with down lighting and a large walnut table for more formal dining occasions, a wall TV for the less formal ones and even more relaxing views across the placid lake. There's also a Travertine tiled breakfast room with a glass atrium ceiling for on-the-go eating, which leads out onto the covered terrace through a set of French doors.

The lower floor is also where you'll find two WCs with basins, a study and inner hall area complete with shelving if you feel the need to get some work done (or just fancy a bit of me-time with a good book) and a laundry room that comes complete with welly rack, washing machine and tumble dryer.

Waterside House boasts eight sumptuous bedrooms, seven of which are en-suite. The first bedroom is found above the kitchen and offers the best views in the house thanks to the French window and Juliette balcony, while the upholstered king size bed and luxurious seating area ensure there's plenty of comfort. There's a large power shower in the Travertine tiled bathroom too.



The second bedroom offers a zip and link six foot bed that can be detached to use as two singles, and also comes with a tiled en-suite and power shower. The third bedroom and the master suite of the house has its very own deep and comfortable four-poster kingsize bed and even more spectacular views, along with an ante-room with seating, a dressing room and oak cupboards. The luxury en-suite provides a large power shower, a double basin and a large bath surrounded by elegant black marble work surfaces.

The fourth bedroom is another large king room with fabulous views, and ante-room with seating and an en-suite with a bath and shower, tiled in Travertine.

Bedroom five has Louis XIV bed with views across the wood, garden and lake adjoining the house. The en-suite has a wonderful lake view and a large power shower that's just bound to wake you up in the mornings!

The sixth and seventh bedrooms can be found on the second floor. Both have king beds with magnificent views that are somewhat reminiscent of being on board a ship - seasickness is not an issue, though! These rooms have a separate area which is perfect for a single bed (great if you've got a teen with you). Both bathrooms come with en-suite power showers with black tiles and mahogany units.

Bedroom 8 is located downstairs, in what used to be the study. It features a king size bed.

Accessed via the dining room is a games room, housing table tennis and medium size snooker table. There is also a table football game and library in a comfortable 'landing' area between the kitchen and the entrance hall. There is also croquet, rounders, boules and outside domino sets for guests to enjoy - they're definitely not just for the kids.

Sheltered from any breezes (but thankfully not the sun!) outside you'll find the 8-seater Jacuzzi. Kick back, relax and get massaged by the jets while you look out over the placid lake and truly unwind.

The property is accessed via a long drive with 2 electric gates. There is plenty of parking close to both doors for ease of unloading luggage and supplies.

The outside covered terrace is the perfect place to sit and be mesmerised by the natural wonder all around you. At Waterside House, you'll be able to enjoy beauty at any time of the day with glorious sun rises, romantic sunsets and the light of the moon dancing on the water.

Location & Local Information

- Royal Tunbridge Wells: 7 miles
 - Rye: 12 miles
 - Wadhurst: 1.5 miles
 - Lamberhurst: 1.5 miles
 - London: 28 miles
 - Central London: 45 miles
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- The 13 miles around Bewl Water is an idyllic circuit for a walk, run or cycle.
 - Trout fishing from the bank or a from a boat are both popular pastimes in the area.
 - Sailing
 - Canoeing
 - Kayaking
 - Bicycle hire
 - Adventure playground in Lamberhurst
 - Horse Riding facilities are just 3 miles
 - Quad biking is 2 miles from the house
 - Golf courses just 3 miles away
 - Clay Pigeon shooting within 8 miles
 - Paintballing

Local Amenities

Nearest Airport	Gatwick - 1 hour (46-50 km)
Nearest Ferry Port	Dover - 75 mins (51-60 km)
Nearest Train Station	Wadhurst - 10 mins (5 km)
Nearest Village	Wadhurst/Lamberhurst (2 km)
Nearest Town/City	Royal Tunbridge Wells (10 km)
Nearest Restaurant	Wadhurst/Tunbridge Wells (Under 1 km)
Nearest Bar/Pub	The Vineyard, Lamberhurst or The Old Vines, Cousley Wood (1 km)



Nearest Shop	Wadhurst/Lamberhurst (2 km)
Nearest Supermarket	Wadhurst (3 km)
Nearest Beach	Camber Sands (16-20 km)
Nearest Golf	Dalehill, Ticehurst (6 km)

What we love

- Utterly unique waterfront property, offering breath-taking views from the South-facing patio, and the opportunity to spend joyful days boating on the lake.
- Warm textures of wood, leather and stone give Waterside House a distinctive style and welcoming character, putting guests at ease from the moment they arrive.
- With a brand new games room on the property and a sailing and canoeing school just minutes away, there's plenty to keep kids of all ages entertained
- The ideal choice for the ultimate getaway - you'll have plenty of space to yourself and pretty much your own private lake to enjoy!

What you should know...

- It's worth making sure you have access to a car so you can explore the peaceful beauty of the surrounding countryside, and reach the quaint villages of Lamberhurst and Wadhurst.

Terms & Conditions

- Security deposit: £1,000.00 for mixed family groups
- Arrival time: After 4.00 pm (negotiable with owner)
- Departure time: Before 10.00 am (negotiable with owner)
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Linen & towels included?: Yes, included in the rental price
- Pets welcome?: No pets allowed at this property
- Smoking Allowed?: Smoking & Vaping are not permitted inside the property, allowed outside
- Changeover day: Monday, Friday
- Other Ts and Cs: No loud music can be played after midnight
- Other 2: There will be a £500 non refundable fee for holding a party at the house, which exceeds the sleeping capacity of 16. Please be aware that Waterside House cannot accommodate weddings
- Other 3: If guests wish to enjoy fireworks during their stay then they must be organised by a trained professional
- Stag & Hen Do's Allowed? : No stag, hen or single sex parties allowed

Waterside Manor Covid Legislation (as of 14th September 2020)

New Rules:

"People will be banned from meeting socially in groups of more than six indoors or outdoors, including pubs, restaurants and cafes. Hospitality venues will still be able to hold more than six people, but people must not be gathered in groups of more than six and separate groups must not socially mix".

Waterside Manor is a Hospitality venue, a proper business paying business rates & corporation tax. A small country house hotel setup.

The house can accommodate up to 3 groups of 6 people. Each group should maintain social distance from each other at all times.

Bedrooms: All with their own shower/bath/loo

Group 1:

2 bedrooms above the kitchen with separate staircase 1 bedroom on ground floor

Group 2:

3 bedrooms on 1st Floor

Group 3:

2 Bedrooms on 2nd Floor

Dining:

The dining room has 3 tables of 6. The tables should be suitably distanced and allocated to an individual group. A further table of 6 in The Orangery.

Sitting Rooms:

Panelled Sitting accommodates 6 plus TV

Drawing Room accommodates 2 separate groups of 6 in socially distanced space plus TV

Kitchen:

Each group will use the facilities separately, there are 2 ovens, 2 dishwashers, 3 fridges, laundry room with extra sink & washing facilities. Groups should be allocated a fridge.

Entrance Hall, Lobby, Main Stairs:

All fall within social distancing standards.

Guests:

Please all act responsibly, hands, face, space. Face coverings should be worn in the communal spaces.

Noise Policy:

- Strict no noise rule after 10pm
- After 10pm please use the terraces and gardens around the house as quiet areas.
- Please do not set up music systems outside the house.
- No playing of percussive instruments (such as bongos or drums) or amplified music after 10pm
- Please limit any loud music playing inside the house so it cannot be heard outside.
- Please show consideration for our neighbours in the early morning and late evening.
- If you are having any deliveries or ordering taxis please ensure they have clear directions.