

Hobbit House

Region: Sussex Sleeps: 4

Overview

Set in the dazzling rural landscape of Sussex and enjoying a private hot tub, the Hobbit House is a wonderfully unique and cosy home for four, built by local craftsman using local materials!

You'll enter the house through the distinctive round door and find a whole other world inside! A starry blue ceiling with perfect atmospheric lighting shines down on this enchanting wood-filled circular room. You'll feel like you're wearing fish-eye goggles, with everything enjoying a totally bizarre curvature! The vaulted and beamed ceiling and oak flooring perfectly frame the fabulous central living area, complete with a wood burning stove beside the gorgeous patchwork sofa. This natural ambience is complemented by luxurious additions, including underfloor heating throughout, a Smart TV and an excellent modern kitchen.

The home has two exceptional bedrooms, majestic in their simplicity and elegance. Like the rest of the home, the walls, windows and doors are curved, and the vibrant yellow is beautifully life-filled. Each room is complete with a king-size bed and a wall-mounted TV and both have dazzling ensuite shower rooms. Here you'll find fabulous walk-in showers with heated towel rails set against brick-wall interiors.

And finally – step outside to your delightful garden, down the pathway there's your very own hot tub! This is perfect for those who enjoy relaxing just as much as the great outdoors – with views across the rolling hills of the Sussex countryside! You can dine inside or out and enjoy the stunning views from across the garden.

In the stunning surrounding landscape you can enjoy relaxing walks along the river to Bodiam Castle or even a trip to the golden sands of Camber beach. Foodies will be delighted by the Hub where you can pick up locally produced food and wine, while for those who enjoy active pursuits, you can dive into a day of cycling in Bedgebury Forest or even set off in your own kayaks from the riverbank! Indeed, the house is located in the owner's own vineyard which produces a sparkling rosé that you must try, sold in the local restaurants!



Facilities

Quirky • Instagrammable • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet
• Hot Tub • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite
TV • Working Fireplace • Heating • Rural Location • Walking/Hiking Paths
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages

Interior & Grounds

The accommodation is set over one level.

Ground Floor

- Living area with woodburning stove
- Fully- equipped kitchen with dining facilities for 4
- Bedroom with king-size bed and en-suite shower room
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Exterior Grounds

- Hot tub
- Cottage garden

Additional Facilities

- Wi-Fi
- TV
- Washing machine & dryer
- Access to shared tennis court on request
- Parking



Location & Local Information

A maze of rolling countryside, abbeys and battlefields, medieval villages, bustling market towns and gorgeous coastline, East Sussex is also the most forested county in England! Diverse, inspirational landscapes and breath-taking views from the endless tranquil and unspoilt settings make this an incredibly enticing county right on the south coast of England. And that's not to mention its 90 miles of stunning beaches and vibrant towns and cities!

Around 45 minutes away, in the fabulous, family-focused town of Eastbourne, one of England's most genteel seaside resorts you'll find serene boating lakes, Victorian gardens and a three-tier promenade! This is also the location of the famous sights of the dramatic Seven Sisters chalk cliffs and Beachy Head, the UK's highest chalk cliff at 531ft (160m) above sea level, offering stunning views over the English Channel.

Hidden villages and towns blitzed by bloody Norman battles, cool seaside resorts and flourishing vineyards, traditional country pubs and thriving market towns, ancient woodland and lowland heaths are all tucked among a maze of criss-crossing paths and lanes and country roads. Views of rolling farmland and historic estates in all directions add a sense of the timeless elegance of Sussex and its rich variety of wildlife and habitats among a beautifully varied geography. Idle your way through the cobbled medieval streets of Rye, the flat marshes of Pevensey, the high Ground of Ashdown Forest, beautiful lowlands and river landscapes of the Lower Weald and the maze of avenues through Friston and Ashdown Forests.

With 1,750 hours of sunshine per year, 'Sussex by the Sea' offers some of the sunniest and cleanest beaches in the UK, including the traditional English seaside town of Brighton, whose beach is renowned for its packed seafront. And then there's Eastbourne, Bexhill-on-Sea, Hastings and St Leonard's, to name but a few. Take a trip to Hastings old town, the shipwreck heritage centre and flamingo adventure park for the perfect day out!

There are endless fabulous homes and gardens to visit, including Great Dixter House and Garden, Michelham Priory and Sheffield Park Garden with an array of stunning colours, exotic flora, magnificent gardens, elegant lakes and even a sculpture trail! At the priory you'll even find a medieval cloister garden and the longest medieval moat in England!

For an active day in the sunshine, stretch your legs on the South Downs Way, which traverses from Eastbourne to Winchester along England's newest national park, the South Downs National Park, with 1,600km² of breath-taking views and hidden gems. Indeed, if you're a keen walker or cyclist, there's 3500km of walking paths, bridleways and scenic roads, including the well-



establish routes of the Cuckoo Trail, and the incredible Forest Way.

If traveling from far away, just outside East Sussex, Gatwick Airport services the whole world, while Brighton City Airport (often called Shoreham Airport) provides flights to many UK airports.

Local Amenities

Nearest Airport	Gatwick Airport (63km)
Nearest Town/City	Robertsbridge (7.2km)
Nearest Village	Bodiam (3.2km)
Nearest Supermarket	Londis (6.2km)
Nearest Restaurant	Castle Inn (2.4km)
Nearest Beach	Hastings (17km)
Nearest Golf	Battle Golf Club (13km)

What Oliver loves...

- This incredibly unique home was built by local craftsman using local materials to ensure an extraordinary experience for its lucky guests!
- The Hobbit House is simple in its style yet luxurious in its facilities, with a hot tub in the garden majestically overlooking the beautiful Sussex countryside and underfloor heating throughout!
- A maze of rolling countryside, abbeys and battlefields, medieval villages, bustling market towns and gorgeous coastline await you in this stunning county!
- With 1,750 hours of sunshine per year, 'Sussex by the Sea' offers some of the sunniest and cleanest beaches in the UK, including Brighton, Eastbourne, Bexhill-on-Sea, Hastings and St Leonard's!

What you should know...

- Sorry, pets aren't welcome at this property
- The first basket of logs for the wood-burner is provided
- The property is adjacent to the owner's house however you will have complete privacy

Terms & Conditions

- Security deposit: £200 to be paid prior to arrival and to be refunded in full subject to a damage inspection on departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Flexible
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased across peak dates
- Pets welcome?: No pets
- Smoking Allowed?: No smoking

** Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*