

Three Oaks Barn

Region: Sussex Sleeps: 4

Overview

You will gaze in wonder as your stroll around this fabulous two bedroom holiday home. The ancient wooden beams have been lovingly restored creating a glorious mix of lofty living, country living and modern comforts. Four guests will be astounded by the stylish spaces offered to them in this countryside gem. Not only that, there are 350 magnificent acres of woodlands, meadows, hedgerows and streams brimming with wildlife. You will not need to go anywhere though the wonders of Hastings, Rye and Camber Sands all await and are on the doorstep. Broad Oak & Brede offers fabulous countryside living.

You will certainly be back in the heart of nature in this country retreat. Most of the rooms in this exceptional holiday home offer wondrous views of this pastoral paradise and you will be able to listen with delight to the birdsong soundtrack and gaze at the night stars. What a heavenly location!

Three Oaks Barn dates back to the 18th century and has been stunningly restored. With soaring oak beams rising to vaulted ceilings, modern floor-to-ceiling doors and windows illuminating the magical space and sumptuous furnishings, guests will enjoy a week of total relaxation. The gorgeous country kitchen comes complete with all mod cons, a Rayburn for that authentic rural touch, wooden beams and a fabulous dresser. It is open plan in design with a wonderful dining area enjoying brilliant views. A rich leather sofa is perfectly positioned in the central double height area to relax and read your holiday book while the Sussex sunlight dazzles the space. The living room offers squishy sofas and chairs that enjoy the views and the wonderful log burning stove. The oak floors are adorned with plush Persian rugs. A perfect place to disappear with the Sunday newspapers! The snug offers front-row meadow views.

A custom-built oak staircase leads you to two gorgeous bedrooms, styled in rustic elegance and both sporting wooden beamed vaulted ceilings. Such character! One boasts a king-size bed and the other twins. Both offer generous, immaculate, tiled en-suite bathrooms plus there is a downstairs wet room. The landing shows the mastery of the craftsmanship of this sensational home at its best. If you have any extra guests, Three Oaks Barn also offers a comfy sofa bed.

Outside you can meander through the meadows, stroll by the stream, dine



alfresco and listen to the wildlife all around. At night time you can admire the Milky Way in all its full natural glory. Don't forget to keep those windows open to catch the early morning birdsong, it is an absolute delight!

Facilities

Barn • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Washing Machine • Tumble Dryer • Dishwasher • Wet Room • TV • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Parking Space • Watersports • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities

Interior & Grounds

Ground Floor

- Open-plan living area with double sofa bed
- Fully-equipped kitchen and dining area
- Family shower room

First Floor

- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed
- Family bathroom

Exterior Grounds

- Terrace
- Dining facilities

Additional Facilities

- Wi-Fi
- TV
- Washing machine & dryer
- Travel cot & highchair available on request
- Parking for 4 cars



Location & Local Information

Broad Oak & Brede is a small village in East Sussex, between Hastings and Tenterden, whose history is closely tied in with Brede. In 1030 the Manor of Brede was granted to the Abbey of Fecamp in Normandy and until 1416, Brede was controlled by the Abbey. It is outside of Hastings and not far from Rye and the gorgeous Camber Sands.

Hastings has a fascinating history. It was attacked by the French during the Hundred Years War and in 1377, a second attack all but destroyed the town. The Old Town's architecture ranges from Medieval to Victorian with one of the oldest buildings, the Court House, being built around 1450. The town boasts many passages and narrow streets known as the twittens, many cafes, bars and restaurants and some excellent shops and art galleries. The Castle, originally built by William the Conqueror, lies in ruins at the top of West Hill and can be visited using the steepest funicular railway in Britain. The Hastings Museum and Art Gallery boasts an exhibition dedicated to American Indians, Grey Owl, an early conservationist who came from Hastings and John Logie Baird who pioneered television in Hastings. There are many architectural and cultural attractions including a theatre, parks and gardens. Hastings hosts many events including the Hastings Half Marathon, the Jack in the Green Festival, Hastings Beer Festival, Coastal Currents and the Old Town Carnival.

Rye, a Medieval citadel huddled against invaders and the sea, is today home to a myriad of art, curiosities and cosy pubs and restaurants. They serve the best that Sussex has to offer. Built on timeless tales and smuggled secrets, Rye offers charm and intrigue with nooks and crannies to explore and distant views across Romney Marsh to enjoy. St Mary's Church tower is open to the public and offers the best viewpoint to show the warm terracotta roofs of the many timbered houses. These ancient, characterful buildings, cobbled streets and secret passages attract film crews in search of historical settings for period productions. The Rye Castle Museum was originally a bottling factory and now boasts a unique 18th century fire engine as well as relics from the town's shipbuilding past. The Rye Harbour Nature Reserve has a wonderful network of criss crossing footpaths on the saltmarsh and shingle ridges with fabulous views across to Camber Sands and the cliffs of Hastings Country Park. It is a twitcher's paradise with five hides where you can watch the wildlife. You can take boat trips or lessons in windsurfing, dinghy sailing or paddleboarding from Rye Watersports.

Camber Sands is a fabulous beach in the village of Camber. It is the only sand dune system in East Sussex, east of the estuary of the River Rother at Rye Bay, and stretches 3 miles to just beyond the Kent border.



Local Amenities

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| Nearest Town/City | Hastings (8.9km) |
| Nearest Town | Battle (12.2km) |
| Nearest Village | Westfield (3.5km) |
| Nearest Restaurant | Three Oaks Pub (1.4km) |
| Nearest Supermarket | Sainsbury's (7.4km) |
| Nearest Golf | Sedlescombe Golf Club (6.8km) |
| Nearest Beach | Hastings Beach (7.7km) |

What we love

- This fantastic gem of a holiday home is architecturally beautiful and has been brilliantly converted to offer comfortable, atmospheric accommodation
- The 350 acres of grounds are an absolute delight. You can explore the meadows, stream and woodlands, enjoy idyllic picnics and watch the night stars listening to magical wildlife
- Three Oaks Barn enjoys a lovely countryside location within easy reach of the delights and historic charm of Rye and Hastings. Camber Sands, with its 3 miles of golden sand is also an easy car drive away!

What you should know...

- Although this spacious home only offers two bedrooms, you are welcome to use the sofa bed for extra guests
- The grounds are massive and a child's dream to explore. Maybe you should bring your bikes!

Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- 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: Friday
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates
- Pets welcome?: No pets
- Smoking Allowed?: No smoking
- Other Ts and Cs: A travel cot is available on request, please bring your own cot linen.

** 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.*