

Hye House,
Crowhurst, East Sussex



Strutt
& Parker

Land and property. Since 1885.



8,021 sq ft (745 sq m) | 6 reception rooms | 14 bedrooms | 13 bathrooms
Vineyard | Woodlands | Swimming Pool | 9.9 acres | Freehold | Rural

Guide price £2,500,000



An outstanding Grade II* Listed Georgian house with 14 bedrooms, exquisite period detailing and beautiful grounds , with vineyard, and woodlands backing on to High Weald countryside, currently operating as a boutique wellness retreat

The property

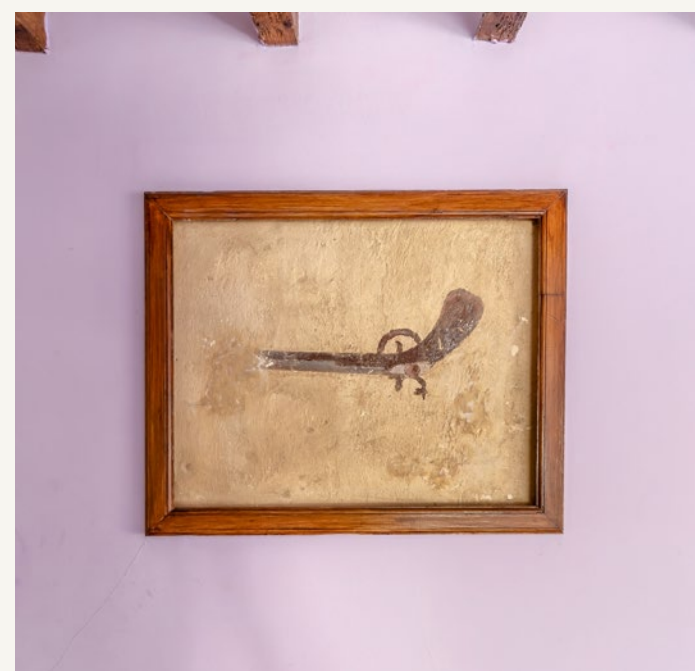
Hye House is a magnificent Georgian country residence with an extensive layout, including 14 bedrooms, set within beautiful rolling gardens and vineyard. Currently operated as a successful wellness hotel, the house dates from 1744 and has Grade II* Listed status, offering more than 8,000 sq ft of elegant accommodation, with a wealth of original details including high ceilings, tall sash windows, original fireplaces and exposed timber beams.

The house features an impressive reception hall with original-tiled flooring and a sweeping oak staircase leading to the upper levels. Ground-floor accommodation includes two formal reception rooms at the front, a formal dining room and a light, airy conservatory with a glazed roof and panoramic windows. A stunning orangery connects to further accommodation at the rear, including a gym or studio, four rooms, currently being used as bedrooms, one of which is en suite, and two shower rooms. The ground floor also has a generous kitchen with commercial stainless-steel fittings and French doors opening to the gardens and swimming pool.

The spacious first-floor landing provides access to four immaculate double bedrooms, all en suite, together with an office. Stairs continue to the second floor, where there are a further six well-presented bedrooms, all benefiting from en suite facilities. A detached annexe provides useful additional accommodation, comprising an open-plan sitting room, dining room and kitchen, two bedrooms and a shower room.

Outside, the stunning gardens and grounds are approached through a gated entrance onto a gravel driveway, leading to the house and a parking and turning area centred around a beautiful fountain. There are extensive lawns to the front, side and beautiful walled garden to the rear, plus a patio area and an outdoor swimming pool with its own sun terrace. Beyond the formal gardens are a vineyard and peaceful woodland across the road, with the grounds extending to approximately 9.9 acres in total.





Location

The property lies in the peaceful position on the edge of the highly sought-after village of Crowhurst, surrounded by beautiful High Weald Area countryside and equidistant between the towns of Battle, Bexhill-on-Sea and Hastings. The village has a good primary school, popular local pub, a historic parish church, a village hall and a recreation ground, while the RSPB's Fore Wood nature reserve, a Site of Special Scientific Interest, lies within the village itself. The historic town of Battle, three miles to the north, provides a broader range of shops, restaurants, supermarkets and everyday amenities, along with state secondary schooling and the independent Battle Abbey School. The coastal towns of Bexhill-on-Sea and Hastings offer further comprehensive shopping, educational, leisure and cultural facilities. Crowhurst has its own railway station 0.9 miles away from the house on the Hastings line, with services to London (Waterloo, Charing Cross, London Bridge) in approximately 80/90 minutes. There are good connections to London airports, especially Gatwick.

Postcode region: TN33

General

Local authority: Rother District Council

Services: mains water, sewage and electricity.

Oil heating and hot water.

Business rates; The property has previously been used as a residential dwelling, it is currently registered as a business property

Planning: 137G Permission granted for residential health farm.

EPC rating: TBC

Tenure details: Freehold

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



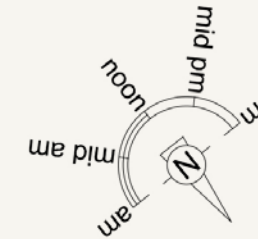
Royal Oak Lane, Crowhurst, Battle, East Sussex, TN33

Approximate Gross Internal Area (Excluding Void) = 745.2 sq m / 8021 sq ft

Annexe = 42.2 sq m / 454 sq ft

Outbuildings = 17.8 sq m / 192 sq ft

Total = 805.2 sq m / 8667 sq ft



Strutt & Parker Lewes

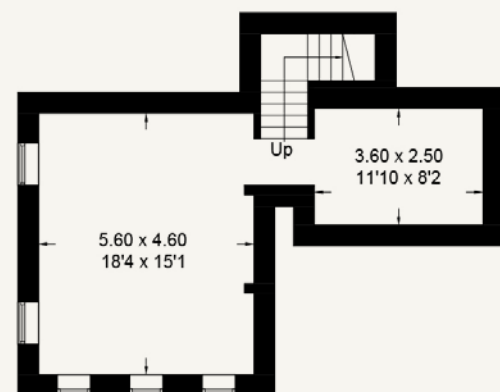
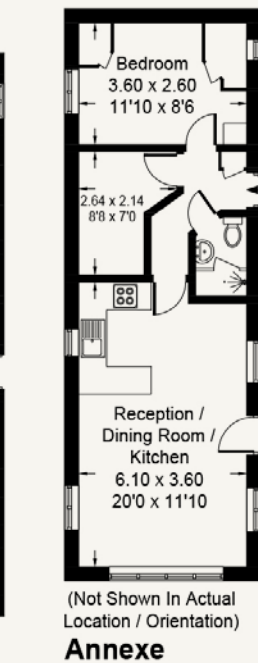
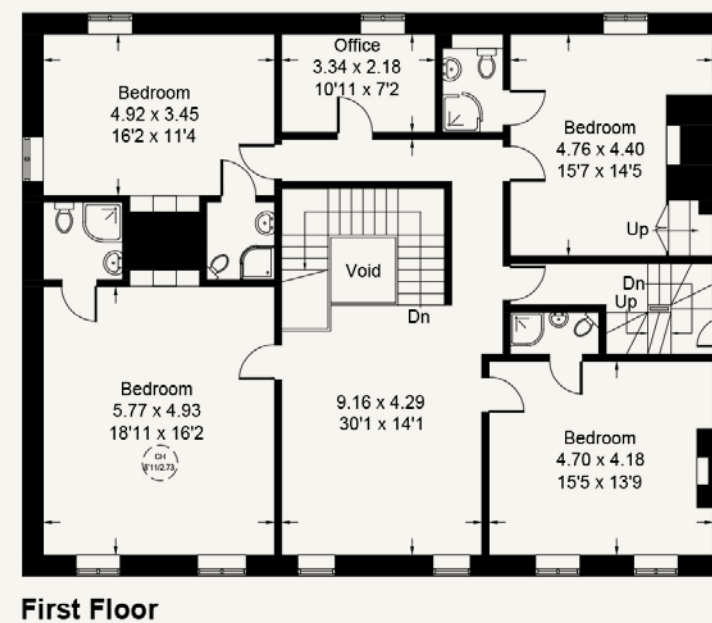
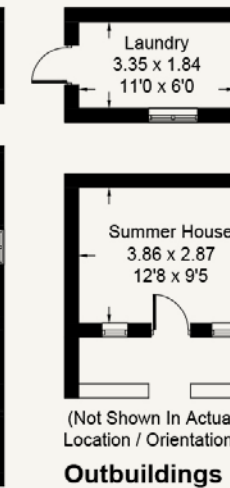
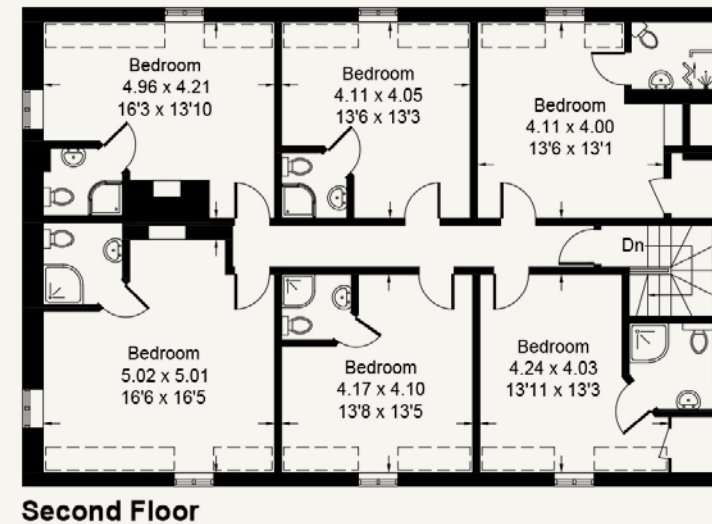
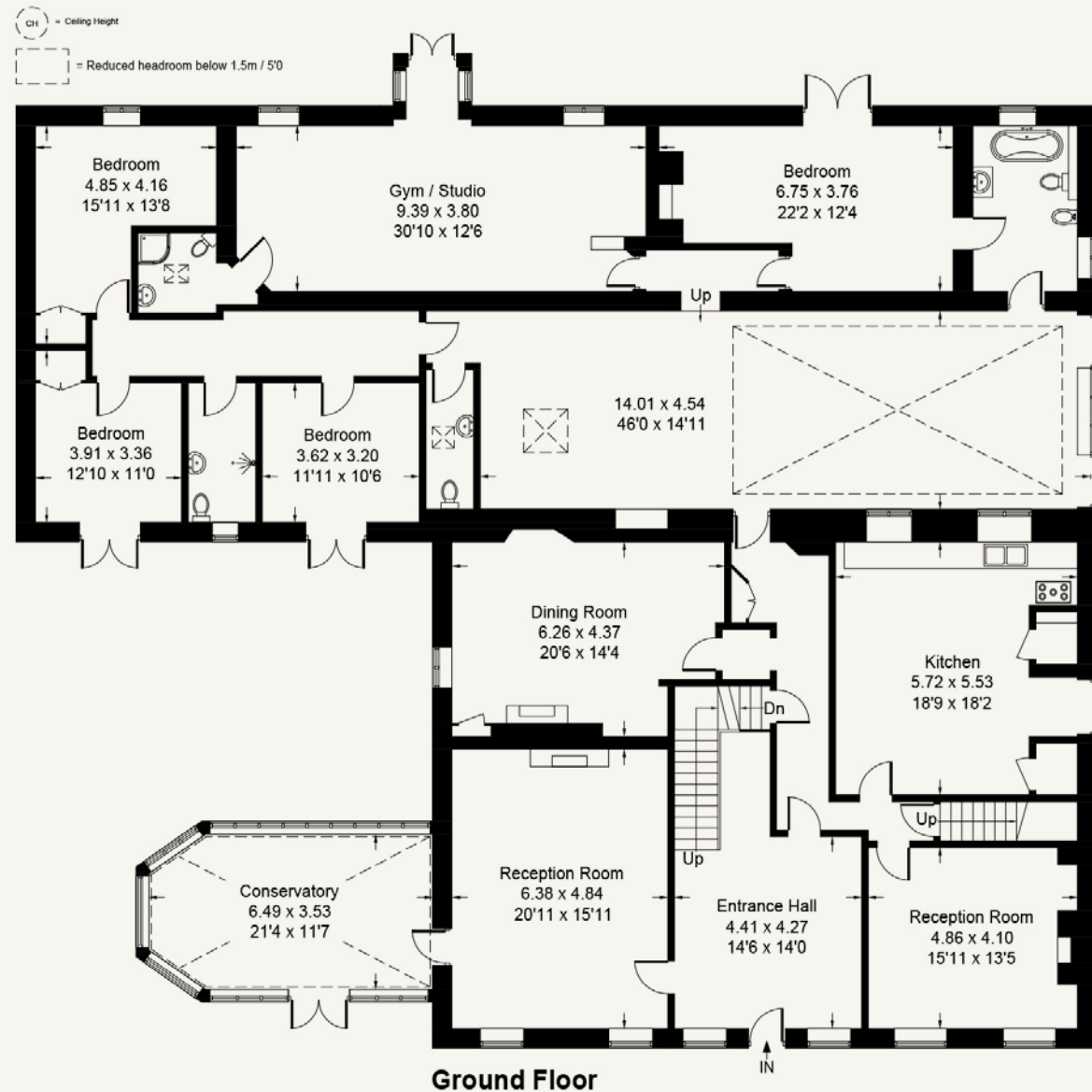
Balcombe Pit Barns, Suite 1 Station Rd, Lewes BN8
01273 475411 | lewes@struttandparker.com

National Country House Department

43 Cadogan St, London SW3 2PR
020 7591 2213 | london@struttandparker.com

John D Wood Country Department

59 Cadogan Street, London, SW3 2QJ
020 7802 3299 | countryhouse@johndwood.co.uk



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

Strutt & Parker

Land and property. Since 1885.

Joint agency with



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.



Strutt
& Parker

Land and property. Since 1885.