

Exciting project with successful planning consent to extend from a 2 to a 3-bedroom semi-detached cottage with stunning rural views and large garden totalling some 0.6 acres (see plan attached) where there is planning consent to build a self-contained garden office which could also offer further ancillary accommodation.

Description

Idlers Cottage Idlers Cottage is a outskirts of the sought after village of supermarket. The coast is nearby with charming 2-bedroom, period semi- Iden, which sits on a hill overlooking the spectacular dunes and sandy detached rural cottage with a large the Rother Levels, and has a local garden totalling some 0.6 acres (see community owned convenience store plan attached) where there is planning and post office, bowls club, Norman consent to build a self-contained church with castellated bell tower, garden office which could also offer village hall, cricket ground and public further ancillary accommodation.

Ground floor; entrance hall, kitchen / off street / driveway parking for at and fine period architecture. least 3 cars and the large and inviting amazing views.

water, cesspit tank, solid fuel heating.

Council: Rother Band D

EPC: G

Location

house. From the village there are numerous footpaths and lanes leading The accommodation includes on the across the surrounding countryside and down to the Royal Military Canal. dining room, sitting room. 1st Floor; 1 Two miles to the south is the Ancient double bedroom, family bathroom, Town and Cinque Port of Rye, wc. On the second floor; large double renowned for its historical bedroom in the attic. There is ample associations, medieval fortifications

garden extends for at approximately As well as its charm and history, the 100 metres creating a plot totalling town has an extensive range of approximately 480 square metres and shopping facilities, a leisure centre, there are 2 large outbuildings / sheds. lawn tennis club and an active local The property has successful planning community, with the arts being permission to be extended from strongly represented. Rye Arts having 2 bedrooms & 1 bathroom to 3 Festival and Rye International Jazz bedrooms & 2 bathrooms with an Festival are held annually and there is additional self contained garden office a two-screen cinema, arts centre and for further guest accommodation. It café. From the town there are local presents a rare and exciting train services to Eastbourne and to development opportunity with Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. The Services: mains electricity, mains attractive Wealden town of Tenterden is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops.

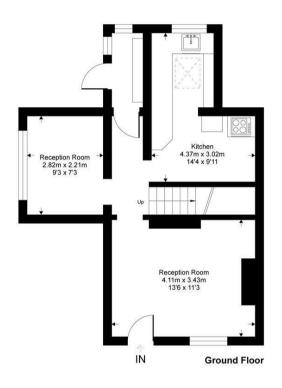
In Peasmarsh village (2 miles) there is In need of complete refurbishment, The property is located on the a large independently run beach at Camber 6 miles.

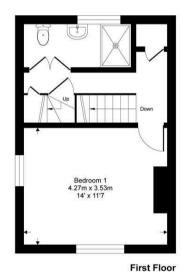






Idlers Cottage
Approximate Gross Internal Area = 87 sq m / 932 sq ft







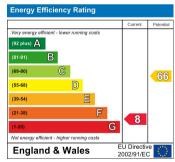


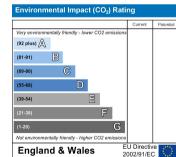
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.









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