



NANCY BRODRICK-LECAUDEY

POWERED BY
exp UK

Rye Harbour Road, Rye, TN31 7TE

Guide Price £290,000

🛏 2 🚿 1 🚿 1



This beautiful period, Grade II Listed 2 bedroom end of terrace cottage used to be the old school house in Rye Harbour. Situated right next to the mid 19th Century church of the Holy Spirit with its unmistakable roof in the shape of an upturned boat.

You enter the cottage along a walkway overlooking the playing field adjacent with the terrace into a little hallway with storage cupboard. This takes you directly into the cosy living room with its woodburner and space for a small table and chairs. The kitchen is surprisingly large with plenty of worktop space, plenty of traditional style cupboards and drawer base units and matching wall mounted cabinets. Electric Hob with electric oven beneath.

Stairs in the living room take you to the first floor where there is the master bedroom with double aspect windows. There is ample space for a large double bed and there are built in wardrobes at the far end of the room.

The bathroom and toilet are separated. The bathroom has a bath with washbasin. This floor is completed with an airing cupboard where the boiler is housed.

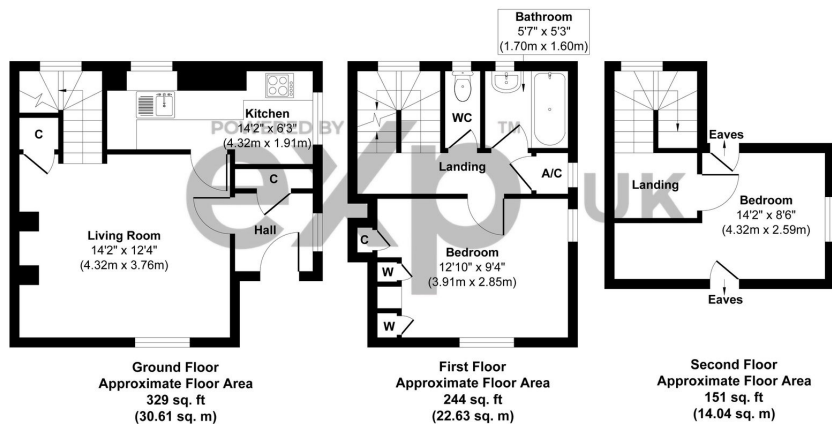
Rising to the second floor is the second bedroom with beautiful views again over to the church and access into the eaves for storage.

Outside the property a path leads around the side with shared access. There is a large courtyard garden with an area of lawn, an ornamental pond and a variety of trees and shrubs. There is a section of the 'old boys toilets' from when it was a school which is now served as a garden shed - with electricity.

The house is 10 minute walk from the picturesque village of Rye Harbour and Rye Harbour Nature Reserve one of the largest and most important wildlife sites in England, set in an exceptional coastal and wetland landscape and home to more than 4,355 species of plants and animals including 300 that are rare or endangered. There is a village shop and pub and the incredible Discovery Centre with numerous events a cosy cafe and stunning views across the saltmarsh.



School Terrace, Rye Harbour
Approx. Gross Internal Floor Area
724 sq. ft / 67.28 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show
Produced by Home Focus Studio LTD

- Grade II Listed Cottage
- Large Courtyard Garden
- 2 Bedrooms
- Chain Free
- 5 Minutes from Centre of Rye
- Rye Nature Reserve in Walking Distance
- Ideal Holiday Let
- PLEASE QUOTE REF NB0579 ON ALL ENQUIRIES



NANCY BRODRICK-LECAUDEY

POWERED BY
exp UK

Email: nancy.brodrick-lecaudey@exp.uk.com

Tel: 07951 751417