



Peacocke Rye  
8 Lion Street, Rye, East Sussex TN31 7LB



## Peacocke Rye, 8 Lion Street, Rye, East Sussex TN31 7LB Guide Price £850,000

An opportunity to acquire a beautiful period town house currently providing spacious ground floor commercial premises - currently an established art gallery – with a residential maisonette on the first and second floors, occupying a prime central position in the centre of this historic town.

With its prominent frontage and superb trading location, this unique Grade II listed property is steeped in history. Originally thought to have been two buildings, it now forms one large property dating back to the 1500s, situated along one of Rye's most prestigious streets. The property has served the town well under several guises including a well-known Tuscan restaurant and popular tea rooms in recent times. The current owners have carefully renovated internally, including updating the wiring, installing a new kitchen and putting in ventilation and sump in the cellar, amongst other things.

Whilst offering a spacious three bedroom living space upstairs, the property's location means that Peacocke Gallery is brilliantly situated to take full advantage of the town's amenities and passing trade.

With a steady flow of both local and tourist foot traffic it offers many opportunities for different uses (subject to any necessary planning consent).

**SITUATION:** The historic Cinque Port town of Rye is renowned for its cobbled streets, period architecture and beautiful parish church, the town caters for every day modern life and has a range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex.

The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue, both on and off the water. The railway station, which is only a short walk away, has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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**The accommodation comprises the following with approximate dimensions :**

**GROUND FLOOR Gallery Space and Studio** 17'11 x 13'10 and 17'10 x 15'10. The main entrance opens into a commercial space with dark wooden floorboards throughout, exposed brick walls, a beamed ceiling and a fireplace. The leaded light windows each side of the door look out onto Lion Street. This is now a successful gallery with large paintings displayed on all the exposed brick walls. **GROUND FLOOR (rear)** A door to the left leads to a useful utility room with space for a washing machine and drier. There is also a separate WC.

**REAR LOBBY** 14'7 x 12'3 Towards the back of the ground floor, is a large chimney breast with a working wood burner and this makes for a cosy space for a sofa. Beyond this is a bright and airy space 27'11 x 7'3 with large roof lantern that makes the most of natural light, more exposed brickwork walls and glass doors out to the courtyard garden.

**GROUND FLOOR (far back)** Here is a large **STUDIO** 25'1 x 12'0 which would make any artist jealous. With a large picture window at the end, with views to the courtyard garden, it could work just as well as a workshop. It has a tiled floor and lots of light and space. Years ago, this is where the restaurant had its kitchen.

Here, a few brick steps lead down to the **CELLAR** 21'8 x 12'2. This has exposed brick walls and stone floor. Most surprisingly of all is the relatively high ceiling which is due to the floor being dug out – giving more height. It would make a wonderful place to store wine and thanks to new ventilation system and sump it feels dry.

Back on the ground floor, twisting stairs lead up to the **FIRST FLOOR only**. Once on the landing, which has built-in floor to ceiling storage, you can head to the front of the house and go into the sitting room.

**SITTING ROOM** 16' x 13'6 This large room, with two internal doors either side of the wood burner, is spacious enough for an open plan living and dining area. It has a relaxed feel with plenty of space for a couple of sofas and large dining table for eight people. It has two sash windows looking out onto Lion Street, ideal for people watching. **INNER LOBBY** with ample space for a dresser - leads to the:

**MAIN BEDROOM** 20'3 x 11'9 with wooden floors has views out to Lion Street from the front and rooftop views from the back. It has beams on the ceiling while walls are painted in bright colours.

**KITCHEN/BREAKFAST ROOM** 12'4 x 11'6 has wooden worktops, panelling, a single sink and cherry red lino flooring from Germany. There is enough space for a couple to sit here while rustling up dinner. The combi boiler is here.

The light family **BATHROOM** has a white bath with overhead raindrop shower.

The **SECOND FLOOR** can be reached by two separate staircases. The first staircase is tucked away and leads to the second **BEDROOM** 11'7 x 10' which has wooden floorboards, built-in storage, bookcases and windows to the front and rear.

Go up another staircase and you will be at the very top of the building. Here is the third **BEDROOM** 19'4 x 8'2 with storage in the eaves. There is restricted head height at the sides of the room, but it currently makes a peaceful home office.

**OUTSIDE** The rear lobby leads out, through glass doors, to the courtyard garden which gets the sun in the afternoon and early evening. There is also electricity. This secluded spot is large enough for relaxing and outside dining while private enough for a morning coffee. It is fully paved with potted plants and shrubs dotted here and there, so ideal for those looking for a low maintenance retreat.

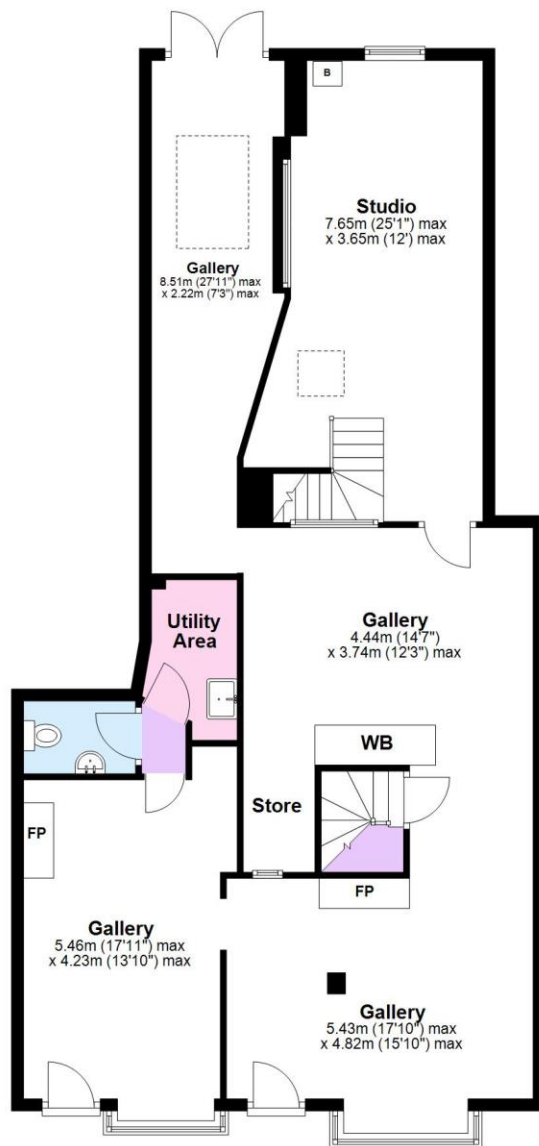
**SERVICES:** Mains water, electricity and drainage. Gas central heating. Local Authority: Rother District Council. Council Tax Band: D. We have been advised there are no flying freeholds.

**Viewing through WarnerGray 01797 290050**



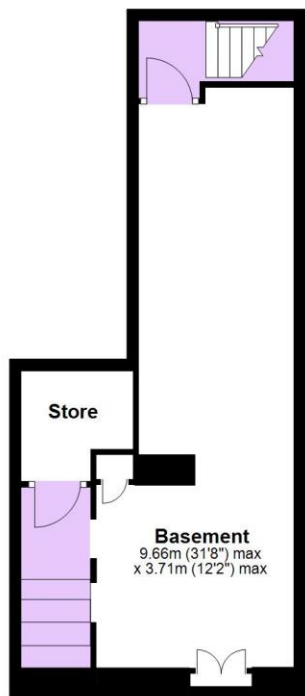
### Ground Floor

Approx. 115.7 sq. metres (1245.1 sq. feet)



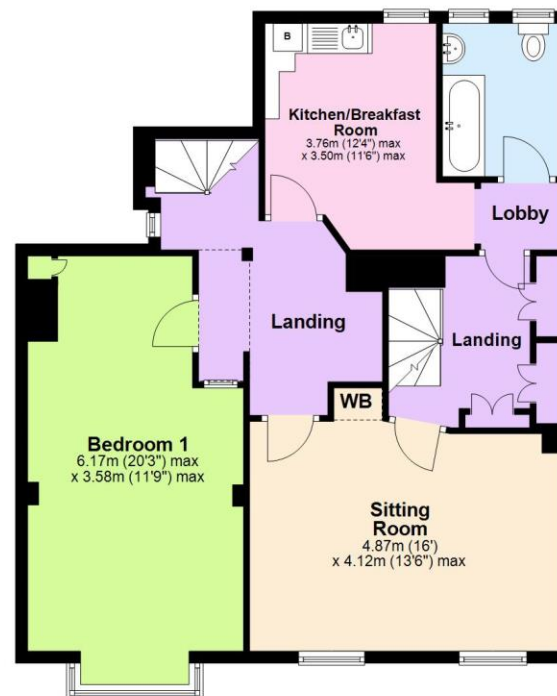
### Basement

Approx. 38.3 sq. metres (412.6 sq. feet)



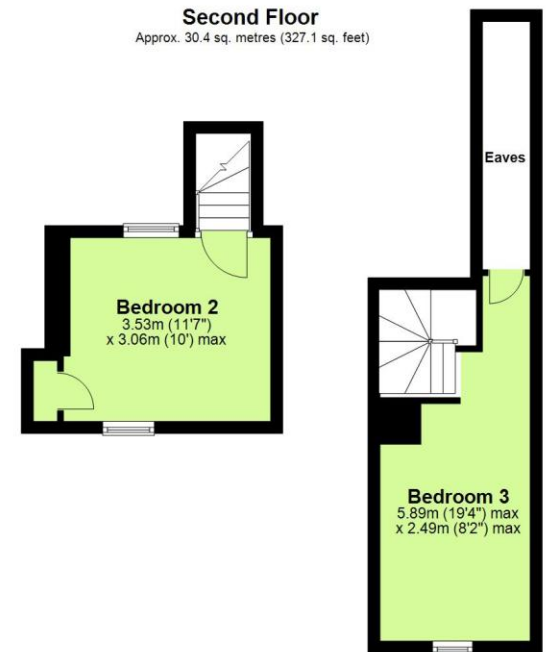
### First Floor

Approx. 80.2 sq. metres (863.3 sq. feet)



### Second Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 264.6 sq. metres (2848.0 sq. feet)

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