



Homestead,
The Old Brickyard, Rye, East Sussex TN31 7EE

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Guide Price £695,000

A beautifully presented, spacious detached three-bedroom chalet style property featuring bright, modern decor and large windows that flood the rooms with natural light. The property boasts wonderful gardens which are a special feature including an extensive terrace along with off road parking and a large, detached garage.

This property has been completely transformed over the years creating this welcoming home that is ideally suited to family living, with most of the accommodation on the ground floor including a shower room and separate cloakroom, there is a good degree of flexibility depending on buyer's requirements. There is also an impressive first floor bedroom suite with bathroom enjoying views over the rear garden.

The property is ideally located on the edge of the town centre and as the name 'old brickyard' suggests, the area has a historical connection to its former brick-making industry which was once prevalent in the region. Rye is now a highly desirable cinque port town offering an eclectic range of shops, boutiques, antique stores, restaurants and numerous attractions coupled with the proximity of the stunning Romney Marshes and nearby coastline, further enhances the appeal of this family home.

- Spacious detached 3-bedroom chalet style property with bright, modern décor.
- Large windows flooding rooms with natural light.
- Delightful, landscaped garden with extensive terrace perfect for outdoor living.
- Off-road parking and a large, detached garage
- Flexible living options with versatile reception rooms and bedrooms
- Ground floor shower room & cloakroom adds to the functionality of the house
- Impressive first-floor bedroom suite with bathroom and lovely garden views
- Historical spot on the edge of town, once home to the brick-making industry.
- Rye offers an eclectic range of shops, boutiques, antique stores and restaurants.
- Local train station with connections to Ashford International
- Easy reach of the stunning Romney Marshes and nearby coastline

SITUATION This historic town is renowned for its cobbled streets, medieval fortifications and period architecture, although the town is steeped in history, it also has a comprehensive 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 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 town 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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GROUND FLOOR Front door opens in a very spacious **ENTRANCE HALL** 14'3 x 12'9, with window to the front, dado rail and stairs to the first floor.

Doors to **CLOAKROOM** comprising low level w.c. and wash hand basin. Window to the front. Towel rail.

SITTING ROOM 19' x 12'5. A bright double aspect sitting room with window to the front and glazed side door to the terrace which also allows an abundance of natural light. The attractive fireplace with woodburning stove provides an ideal focal point.

KITCHEN / BREAKFAST ROOM 15'5 x 7'8. A well-appointed kitchen comprising a range of worksurfaces with drawers and cupboards under and matching wall mounted units. Stainless steel sink unit. Four ring gas stove with electric oven. There is space available for a washing machine. Wall-mounted central heating boiler. Windows and a glazed door provide access to the rear terrace, again allowing plenty of natural light. There's also room for a table and chairs - a perfect spot to enjoy a cup of tea while taking in the garden views.

DINING ROOM 10'6 x 8'5. A part glazed door from the hall leads to the dining room with a lovely view of the terrace and garden.

BEDROOM 2 11'6 x 9'10. A light double room with front window.

BEDROOM 3 10'6 x 11'6. Window to the terrace and garden.

SHOWER ROOM This shower room is a highly practical and convenient addition to the ground floor, offering easy access for the bedrooms as well. It is well-appointed with a contemporary white suite, including a wash basin and shower cubicle, all contributing to a modern feel. There is a window to the rear provides natural light, and the tiled walls add a sleek finish.

FIRST FLOOR LANDING Window to the front. Door to

BEDROOM 13'10 x 12'10. An impressive suite comprising a double aspect bedroom with windows to the front and rear garden. A range of built in wardrobe / storage cupboards – one of which gives access to additional eaves storage space. Part sloping ceiling. Door to **EN-SUITE BATHROOM** A generous sized bathroom, fitted with a white contemporary suite comprising freestanding bath with mixer tap and shower attachment. Separate shower cubicle. Wash hand basin with plenty of storage space below. Low level w.c Towel rail. Part tiled walls. Window to the rear. Part sloping ceiling.

OUTSIDE To the front is picket fencing and brick pillars leads to wide semi-circular steps that lead down to the attractive paved terrace area which also extends to the side, creating a welcoming first impression.

The gardens are beautifully maintained being mainly laid to lawn showcasing a rich variety of plants, mature borders and beds filled with an array of flowers, shrubs, bushes and trees. A particular feature is the large, elevated paved terrace behind the property, which offers a lovely view over the garden - it's a perfect spot to relax, unwind, and enjoy gatherings with friends and family. Additionally, there are two useful garden sheds, one also serves as a practical utility area, offering space for a tumble dryer and freezer. There are also two log stores, one to the rear and to the side.

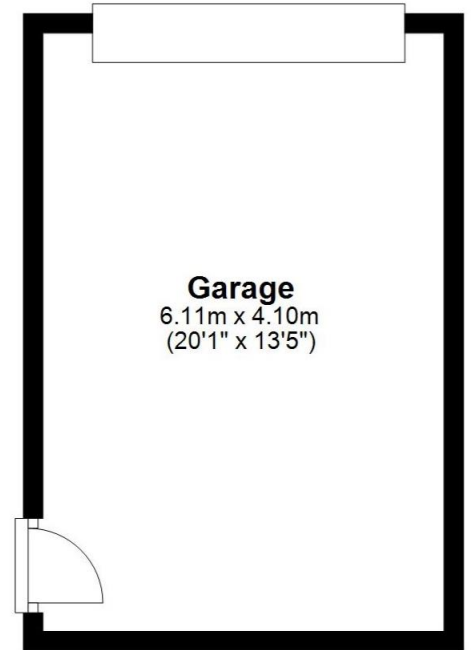
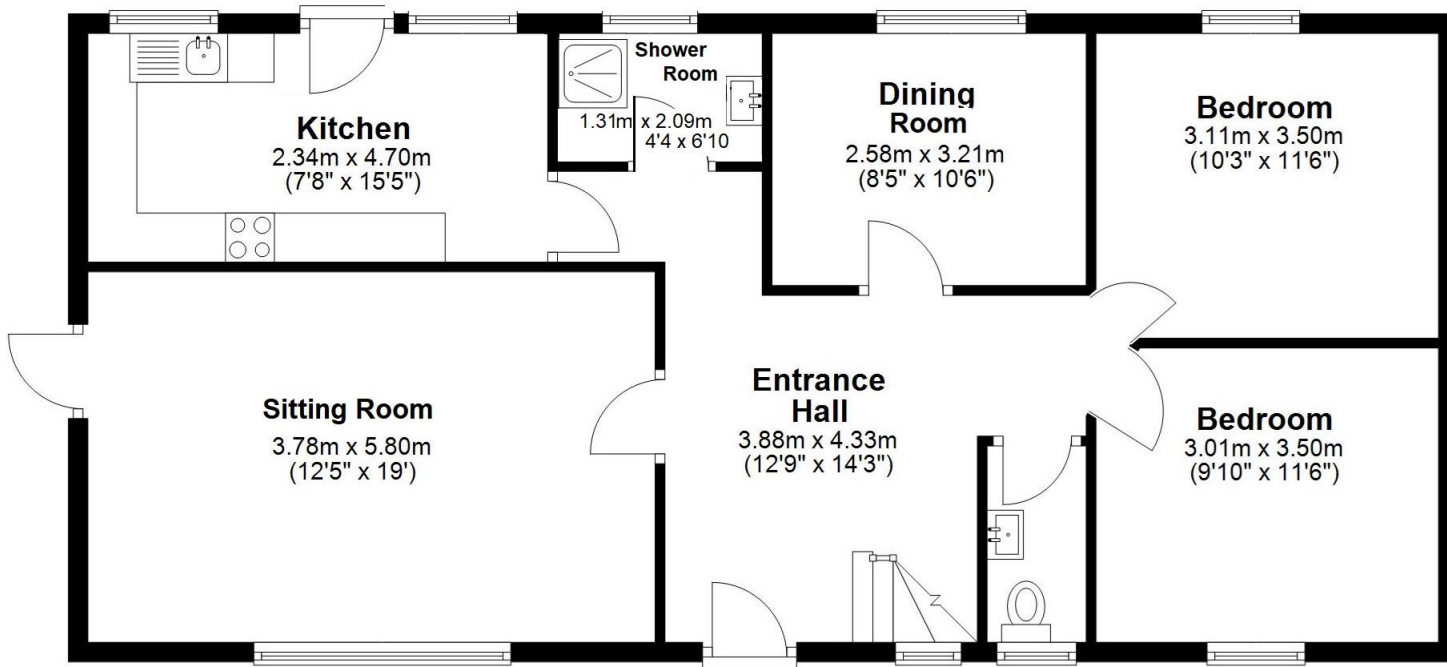
To the side of the property there is an area for off road parking and gated access to additional parking. There is right of way for vehicular access, which is gained over the shared driveway to the side, leading round to the rear of the property where double gates open to a parking area in front of the **DETACHED GARAGE** 20'1 x 13'5 (approximate dimensions) with roller door to the front, power and light connected and personal door to the rear garden.

SERVICES: Mains water, electricity, gas and drainage. EPC tba. Local Authority: Rother District Council. Water meter.



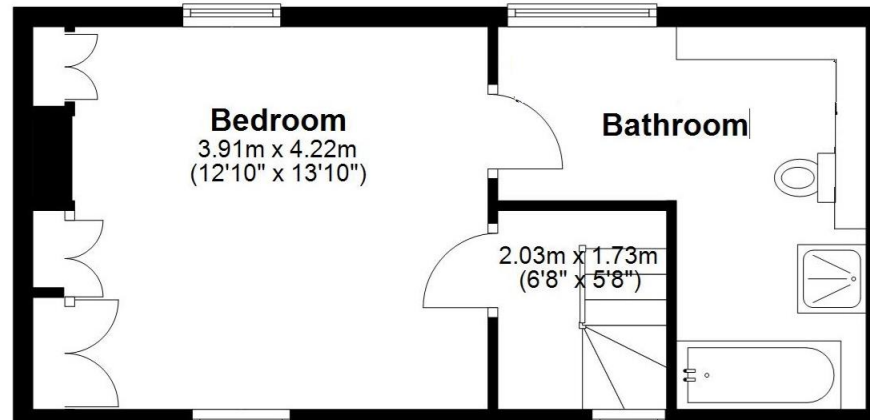
Ground Floor

Approx. 110.9 sq. metres (1193.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



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