



Little Malt Cottage, The Strand, Winchelsea, TN36 4JT

A STUNNING TWO DOUBLE BEDROOM GRADE II LISTED COTTAGE DATING BACK TO THE 17th CENTURY AND ENJOYING A TUCKED AWAY POSITION ON THE EDGE OF THE HISTORIC WINCHELSEA TOWN BACKING ONTO THE RIVER BREDE WITH COUNTRYSIDE VIEWS AND CLOSE TO WALKS ALONG THE CANAL OPPOSITE AND RYE TOWN WITH ITS HISTORIC POINTS OF INTEREST, SHOPS, RESTAURANTS AND MAINLINE RAILWAY STATION CONNECTING TO HASTINGS & ASHFORD.

The property provides accommodation arranged over two floors plus an attic room/study and features a wealth of charm & character to include a 13'0 x 12'0 living room with wood burner, a separate dining room and a 15'3 x 12'3 max kitchen/breakfast room with a 13ft vaulted ceiling & dual aspect bi-fold doors leading to and overlooking the rear gardens. There is also a contemporary downstairs bathroom/w.c and to the first floor there are two double bedrooms with a feature vaulted ceiling & mezzanine area to bedroom two. In addition, the property is set back with a 50ft lawned front garden and a particular feature is the established 70ft patio & lawned rear gardens which are enclosed by shrubs & trees and enjoy a southerly aspect backing onto the River Brede with views over adjoining farmland and countryside.

This is a wonderful home but it would also suit a weekend retreat or otherwise for home and income. Further benefits include gas fired central heating, extensive exposed beams and quarry flooring. Viewing is considered essential to appreciate this beautiful period cottage with Charles & Co.

Price £415,000

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- Beautiful Grade II Listed Cottage
- Offers Character Features & Charm
- Two Reception Rooms
- Backs onto the River Brede
- Favoured Winchelsea Town
- Dates back to the 1700's
- Attic Room/Study
- Close to Countryside & Canal Walks
- Two Double Bedrooms
- Established Rear Gardens

Entrance Porch

Living Room

13'0 x 12'0 (3.96m x 3.66m)

Dining Room

13'0 x 12'0 (3.96m x 3.66m)

Inner Lobby

Kitchen/Breakfast Room

15'3 x 12'3 max (4.65m x 3.73m max)

Downstairs Bathroom/W.C

9'0 x 7'0 max (2.74m x 2.13m max)

First Floor

Bedroom One

13'5 x 11'8 max (4.09m x 3.56m max)

Bedroom Two

13'5 x 9'6 max (4.09m x 2.90m max)

Attic Room/Study

11'8 x 8'6 max (3.56m x 2.59m max)

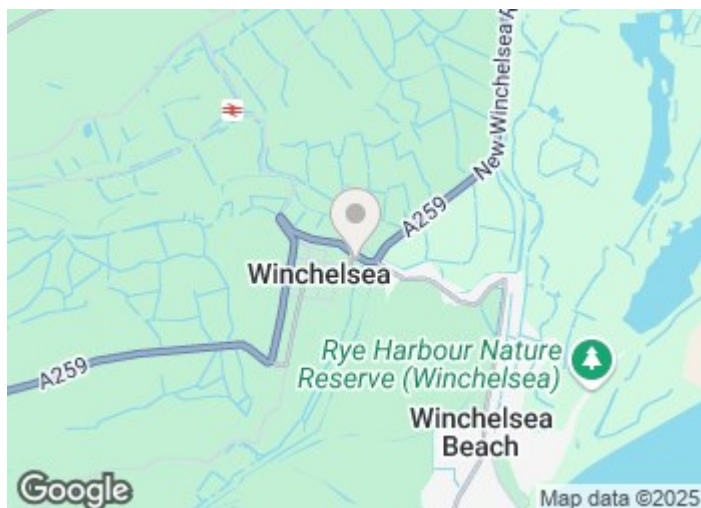
Outside

Front Garden

50'0 (15.24m)

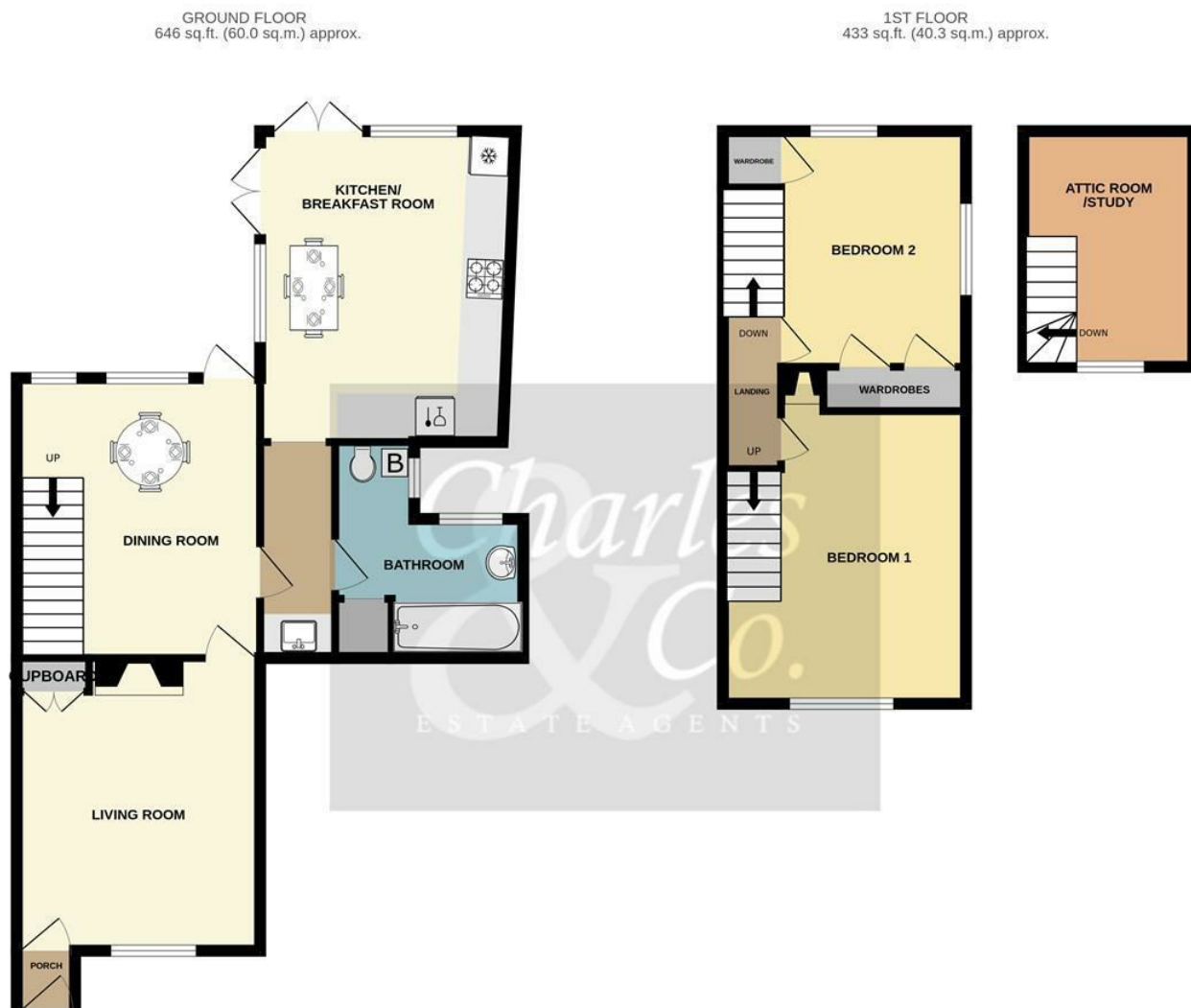
Rear Garden

70'0 (21.34m)





Floor Plan



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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