

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated in the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities including a two screen Kino cinema complex. There is an active local community with the arts being strongly represented; Rye Festival is held annually. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from Camber with 7 miles of sandy beach.

Forming a Grade II Listed house of colour washed brick and timber elevations beneath a pitched tiled roof. The property retains many original features including exposed timbers, brick work and fireplaces including an impressive inglenook in the main living room. **Note:** The property is subject to a flying freehold (where part of the property overlaps a neighbouring property).

Front door into the **dining room**, built in cupboard, natural stone flooring which is continued throughout the ground floor, exposed brick chimney breast, bay window to front with fitted shutters. Stairs to the first floor. **Living room** with wide brick inglenook fireplace fitted with wood burning stove, window to side, open studwork looking through to the kitchen and open doorway with steps down to the rear lobby with door out to the rear courtyard garden.

**Kitchen** recently fitted by Portrait Kitchens of Rye, with marble worksurfaces incorporating a gas Aga, integrated fridge and dishwasher, windows to rear and side. **Utility** with built in cupboards, sink unit with cupboards under, space and plumbing for a washing machine and dryer, integrated freezer, gas boiler, windows to side and rear. **Cloakroom** with window to rear comprising w.c. and wash hand basin.

**First floor landing** with stairs rising to the second floor. **Bedroom 1** with fireplace (not used) and original salt cupboards, window to side. **En suite bathroom** comprising roll top bath, separate shower cubicle, w.c, wash hand basin on stand, painted floorboards, heated towel rail, window to side. **Study** (off bedroom 1), window to rear. **Bedroom 2** sash window to front overlooking The Mint, built in wardrobes, cast iron fireplace (not used).

**Second floor landing** doors to bedrooms 3 and 4. **Bedroom 3** with built in cupboards, part vaulted ceiling, window to front. **Bedroom 4** built in cupboards, hatch to loft, window to rear with views over the town and windmill. **Shower room** comprising shower cubicle, w.c and wash hand basin. Exposed brick chimney breast.

**Outside:** To the rear of the property is a part wall enclosed courtyard garden with slate paving, outdoor lighting, useful store and outside shower. A gate and steps lead down from the garden with a wide pathway and second gate leading out onto Cinque Ports Street.

Price guide: £735,000 freehold

Swan Cottage, 41 The Mint, Rye, East Sussex TN31 7EN



A Grade II Listed 3-4 bedroom period house situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Dining room • Living room with inglenook fireplace • Kitchen • Utility and cloakroom • Rear lobby
- First floor landing • Bedroom I with en suite bathroom • Study • Bedroom 2
- Second floor landing • Bedrooms 3 and 4 • Shower room • Gas heating with underfloor heating on the ground floor
- Rear courtyard garden with access onto Cinque Ports Street

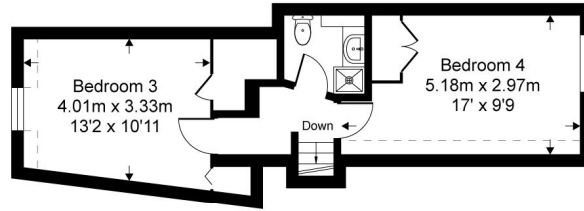


Local Authority: Rother District Council. Council Tax Band F  
Mains electricity and water. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

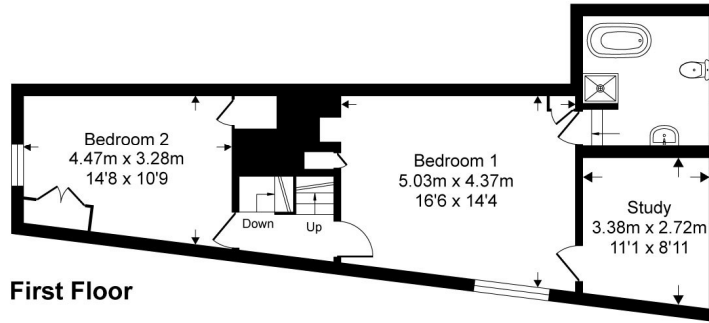


# The Mint

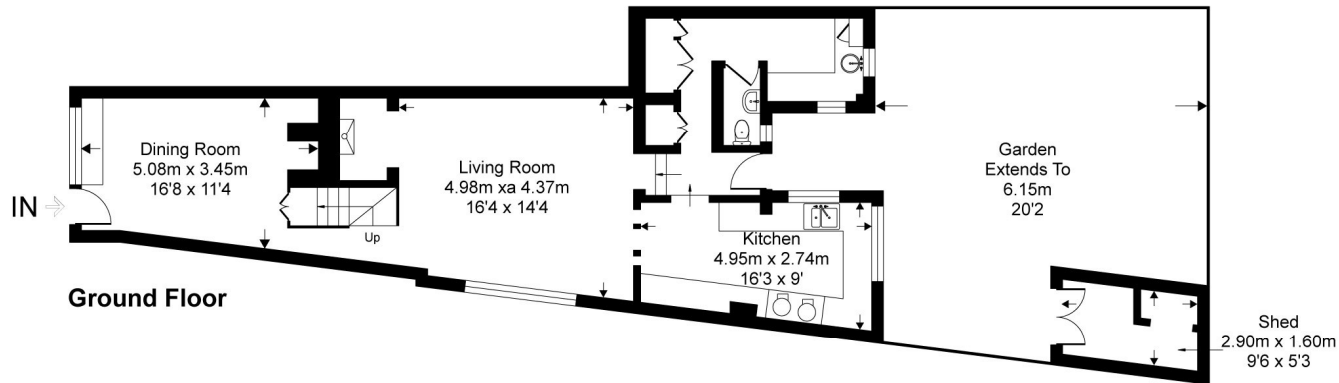
Approximate Gross Internal Area = 161 sq m / 1729 sq ft  
Approximate Outbuilding Internal Area = 5 sq m / 50 sq ft  
Approximate Total Internal Area = 166 sq m / 1779 sq ft  
(excludes restricted head height)



**Second Floor**



**First Floor**



**Ground Floor**

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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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