

PHILLIPS & STUBBS



coastal +
COUNTRY



Set within the High Weald National Landscape (AONB) and occupying a private setting off a quiet country lane surrounded by woodland and undulating countryside on the outskirts of the village of Peasmarch, which offers a range of local services including a large independently owned supermarket, a primary school, two public houses, Tillingham Winery and the Parish Church. The Ancient Town and Cinque Port of Rye is 6 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections to London Stratford and St Pancras (37 minutes). Inland are the towns of Battle with its Abbey and Tenterden with its tree lined High Street and green swards which also offers a good range of shopping facilities and amenities. The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, St Ronan's at Hawkhurst, Benenden Girl's School and Buckswood School at Guestling.

A delightful detached Grade II Listed C17th timber framed period house presenting weatherboard clad elevations set with casement windows beneath a thatched roof. The stylish living accommodation, which has exposed colour washed timber framing throughout, is arranged over two levels, as shown on the floor plan. The property is offered for sale with Partridge Barn, comprising a traditional detached barn style property currently used for seasonal holiday lets.

The property is approached either via a front door opening into an entrance hall or to the rear, via a galleried hall with a vaulted ceiling and the main staircase leading to the first floor, together with access to a utility/cloakroom with a close coupled wc, fitted cabinets beneath granite work surfaces, an integrated fridge freezer and plumbing for a washing machine. Open to the hall is a spacious kitchen fitted with an extensive range of Neptune cabinets comprising cupboards and drawers beneath marble work surfaces, an integrated dishwasher, double bowl sink, built-in oven, pantry cupboard, built in fridge and freezer, dresser unit and open display shelving.

Adjoining is a well-proportioned dining/day room with an inglenook fireplace housing an electric four oven Aga with integrated conventional Module cooker, a freestanding marble top console table with an undermounted hand basin and an open tread secondary oak staircase to bedroom 3, which enjoys rural views over neighbouring farmland and has an adjoining cloakroom with a WVC and wash basin. From the dining room, steps lead down to a study/family room. The double aspect, heavily timbered living room has exposed beams and studwork and a large inglenook fireplace with brick surrounds and a flagstone hearth.

On the first floor, there is a main landing with a deep walk-in storage cupboard. Bedroom 1 has a vaulted ceiling with exposed timbering and an en suite bathroom with a freestanding bath with a floor mounted mixer/shower tap, wash basin and close coupled wc. From the bedroom a connecting door leads to a dressing room/bedroom 4. Bedroom 2 also has a vaulted ceiling with exposed beams. The family shower room has a walk-in rain shower, close coupled wc and wash basin.

Outside: The property is set within traditional hedge enclosed, secluded gardens of approaching 1.25 acres, being set down to expansive lawn with wild flower areas, ornamental grasses, burgeoning cottage borders, acers, bay trees and cherry and apple fruit trees. To the western boundary, the garden extends into a wooded area with an old water tower. Immediately to the rear of the house is an old brick terrace leading to a parterre vegetable garden with potting shed, topiary bay trees, olive trees and gravel area proving off road parking and turning for several vehicles.

Further information:

Local Authority: Rother District Council. Council Tax Band G

Services: Mains water and electricity. Oil central heating. Private drainage.

Predicted mobile phone coverage: 02

Broadband speed: Standard 8 Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Partridge Farm, Starvecrow Lane, Peasmarsh, Near Rye, East Sussex TN31 6XN



A beautifully presented, refurbished Grade II Listed period farmhouse with a wealth of character adjoining farmland and set off a quiet country lane in a peaceful rural location in mature gardens and grounds of about 1.25 acres.
To be sold as a whole in conjunction with adjacent Partridge Barn.

- Entrance hall • Living room • Dining/day room • Study • Kitchen • Utility/cloakroom • Galleried rear hall
- Landing • Four bedrooms • Bathroom (en suite) • Family shower room • Separate w.c
- EPC rating E • Off road parking for three vehicles • Gardens and grounds of approaching 1.25 acres



Directions:

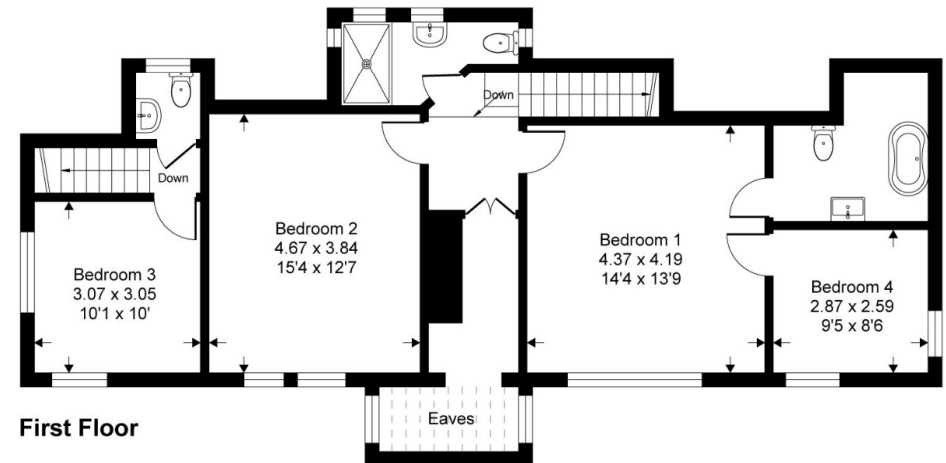
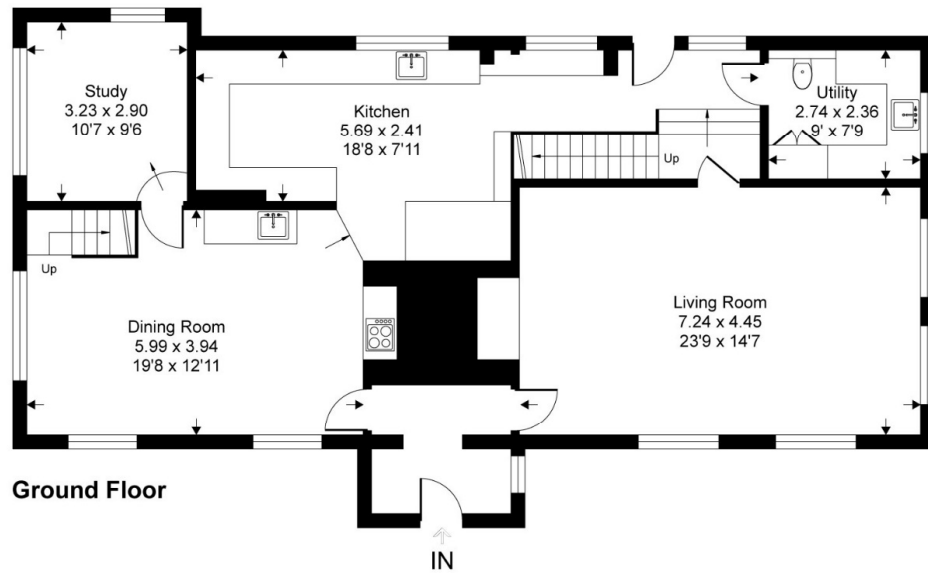
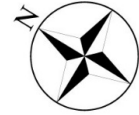
Entering Peasmarch from the Rye direction, turn left into Church Lane and continue on past the church. At the next junction, by Peasmarch Place, bear left into Starvecrow Lane (unmarked). Continue down Starvecrow Lane where you will then see a turning on your left to Hayes Lane. Continue past this junction for approximately 500 yards where the property will be found on the right-hand side.

From London head south on the A21 bypassing Tunbridge Wells. In Flimwell turn left onto the A268 signed Hawkhurst. Continue through Hawkhurst and on towards Rye passing over a narrow bridge with traffic lights at Newenden (5.3 miles). Continue along the A268, take the next left turn signed towards Rye and proceed for about 4 miles. On reaching Peasmarch proceed through the village passing Jempsons and turn right into Church Lane. Opposite the entrance to Peasmarch Place turn left into Starvecrow Lane and proceed for about 1.5 miles where Partridge Farm will be found on your right hand side.



Partridge Farm

Approximate Gross Internal Area = 200.2 sq m / 2156 sq ft
(excludes restricted head height)



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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