

PHILLIPS & STUBBS



coastal +
COUNTRY



Set in the High Weald National Landscape, the property is located in the centre of the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall and cricket ground. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is 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 and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz and Blues Festivals are held annually and there is a two-screen cinema, arts centre and café in Lion Street. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras in 37 minutes and to the Continent. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

A well-presented detached converted former coach house presenting mellow brick elevations set with timber casement double glazed windows beneath a pitched tiled roof. The accommodation is currently arranged to provide a separate annexe/holiday let which could readily be incorporated within the main house if required.

The property is approached via an enclosed front courtyard and a front door which opens into an entrance hall with a tiled floor, vaulted ceiling and an open doorway to an inner hall. The well-proportioned open plan double aspect sitting room and dining room is divided into two distinct areas by exposed oak posts with oak flooring, a brick fireplace with a fitted wood burning stove and a door opening to the rear garden. The kitchen, which overlooks the garden, is fitted with a range of Shaker style cabinets comprising cupboards and drawers to three walls beneath work surfaces with an inset

sink, inset hob and built-in double oven, space and plumbing for a washing machine and dishwasher and space for an American style fridge freezer. A wide opening links the garden room/conservatory with a glass wall overlooking the garden and double doors leading to the rear terrace, a fitted wood burning stove and a further door opening to the front courtyard. Adjacent are a series of two interconnecting workshops and two home offices. There is also a cloakroom with modern fittings. On the first floor, there are two double bedrooms and a bath/shower room with a shower enclosure, panelled bath, close coupled wc and wash basin.

The ancillary accommodation is approached by a front door and entrance hall with stairs to the first floor, and a cloak/shower room with shower enclosure, pedestal wash basin and close coupled wc. The living room has double doors to the rear garden, an adjoining double aspect garden room with a vaulted ceiling and a wide opening to a kitchen/breakfast room with a range of cabinets comprising cupboards and drawers, worksurfaces, an inset stainless steel sink, inset hob with stainless steel hood above and built in oven beneath, below counter space and plumbing for a washing machine and an integrated fridge. Also on the ground floor is a second cloakroom. On the first floor there is a double bedroom with deep walk-in eaves storage.

Outside: The property is set back from the road and immediately to the front is an in and out gravel driveway and hardstanding area with off road parking for several vehicles, mature shrub borders and two pergolas. To the rear of the house is a lily pond and wide paved terrace leading out to manicured lawns with burgeoning herbaceous borders, specimen trees and cottage flower beds stocked with lavender, verbena, photinia, ox-eye daisies, cow parsley, geraniums, hydrangeas, stachys byzantine, together with a large central island bed with an octagonal summerhouse with raised deck and clematis clad pergola. Remnants of a Gauge 1 railway line complete with a viaduct, bridges and tunnels remain hidden by clipped hedge of *Lonicera Nitida*. Beyond the garden are three fields laid out to mown grass and wild flower meadows and planted with British woodland trees with an established 5 van caravan and motorhome site with separate access, together with useful outbuildings including a Nissan hut.

Guide price: £850,000 Freehold

Iden Coach House, Wittersham Road, Iden, Near Rye, East Sussex TN31 7XB



A converted former coach house, affording versatile living space informally configured to accommodate a separate annexe, set in glorious gardens and grounds of about 1.5 acres in the favoured village of Iden.

- Main house: Hall • Sitting room • Dining room • Garden room/conservatory • Kitchen • Cloak/shower room
 - Landing • Two double bedrooms • Bath/shower room
 - Series of adjoining workshops and home offices
- Annexe: Hall • Living room • Kitchen/breakfast room • Garden room • Cloakroom • Shower room • One double bedroom
 - Oil central heating • Fully double glazed • EPC rating D • Off road parking for several vehicles
- Formal gardens and adjoining grounds of approaching 1.5 acres in total comprising wild flower meadows and an established 5 van caravan and motorhome site with separate access, together with useful outbuildings.



Directions: From Rye, head north on the A268 and approximately one mile out of the town, fork right onto the B2082 signposted Iden and Tenterden. Proceed into the centre of Iden village and the property will then be found on the right approximately 450 yards beyond The Bell public house.

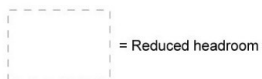
Local Authority: Rother District Council. Council Tax Band E

Mains electricity, water and drainage. Oil central heating. Septic tank serving motorhome site.

Predicted mobile phone coverage: 02

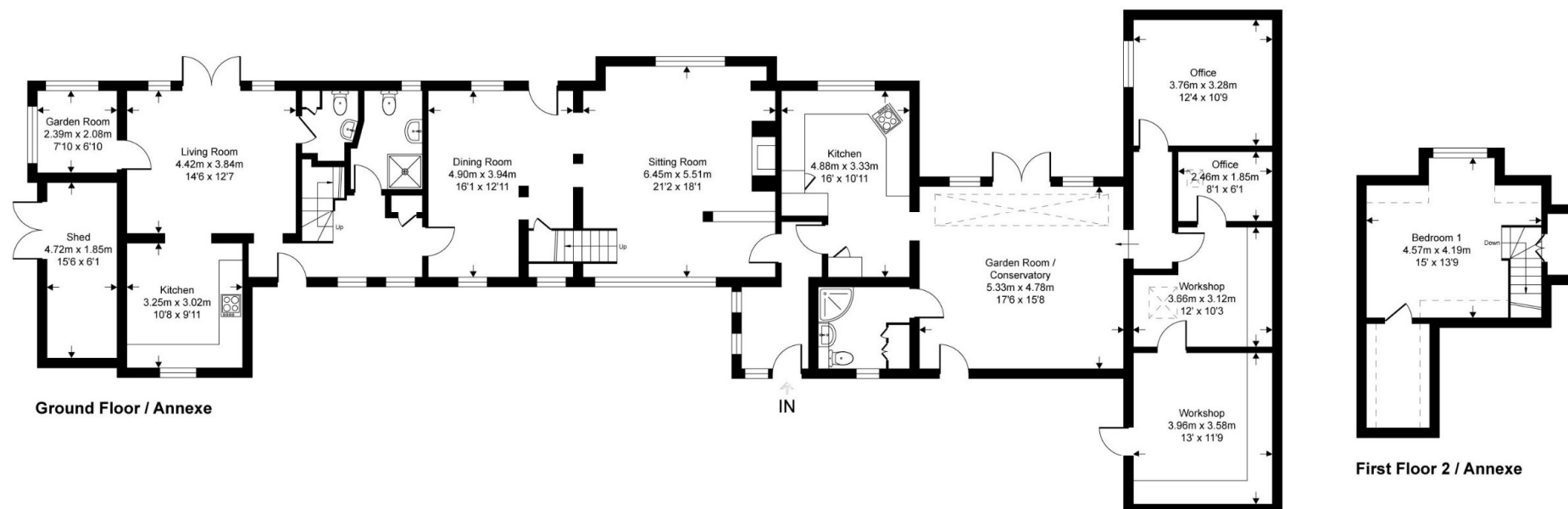
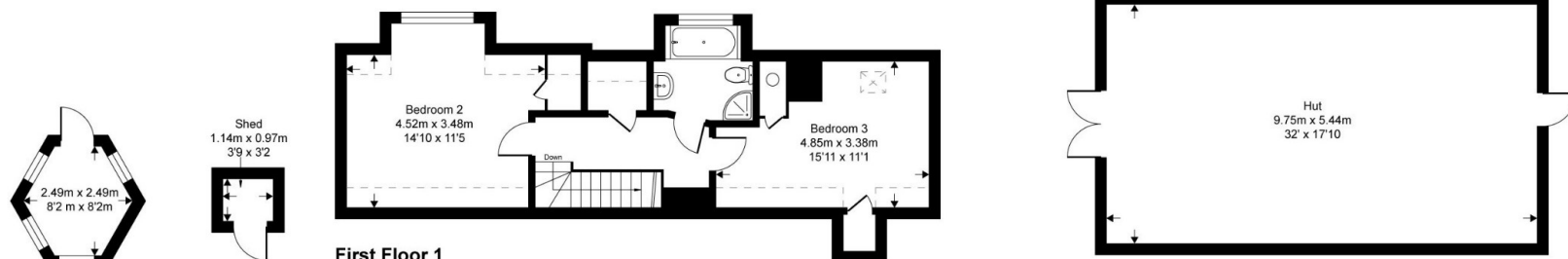
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

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



Iden Coach House

Approximate Gross Internal Area = 260.2 sq m / 2801 sq ft
 Approximate Outbuildings Internal Area = 66.8 sq m / 720 sq ft
 Approximate Total Internal Area = 327 sq m / 3521 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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk