

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a prominent position on one of England's most famous and historic cobbled streets. Mermaid Street, in the heart of 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 and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St. Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

An attached Grade II Listed double fronted period house of early timber frame construction with later alterations including a colour washed brick facade with projecting square bay windows to either side of the front door with a cornice over. The rear is of mellow brick lower and white painted weatherboard clad upper elevations set with timber casement windows all beneath a pitched peg tiled roof. Particular features include exposed timber framing including a Queen post, 7'6" high ceilings, exposed timber framing, antique timber flooring, period fireplaces and an 80' rear garden.

A part glazed panelled front door, with projecting canopy above and panelled surround, opens into a hallway with matchboard panelling to dado height and an elegant staircase to the first floor. The double aspect drawing room has a large square bay window to front and a further sash window to one side providing views down Mermaid Street, exposed ceiling timbers and an open fireplace with a tiled hearth and inner surround and white painted outer surround and overmantle. To the other side of the hallway is a living room with a square bay window to the front, exposed timber framing, exposed floorboards and an ornamental fireplace with a tiled hearth and brick surrounds.

The spacious family kitchen/breakfast room, which overlooks the rear garden, has a wide brick fireplace with a range cooker, exposed ceiling beams, exposed floorboards, an inset stainless steel sink unit with cupboards beneath, a range of storage cabinets with granite effect work surface to one with wall mounted cupboards above and a part glazed door to outside. A wide opening leads links the day room which has a square bay window with glazed double doors with stained glass inserts opening out to the rear garden and exposed floorboards. Adjacent to the kitchen is a utility room with a glazed sink, plumbing for a washing machine and a glazed door to the garden. Beyond is a cloakroom with a close coupled fitment. Also accessed from the kitchen is a cellar, which is divided into two sections each measuring about 15' x 13' (4.6m x 4.0m) with a vaulted ceiling and chamfered stonework ribs.

On the first floor, there is a spacious landing with stairs to the second floor and a deep walk-in airing cupboard with slatted shelving and hot water cylinder. Bedroom I has a window to front overlooking Mermaid Street, an ornamental fireplace and a door to an en suite shower room with fittings comprising a pedestal wash hand basin, close coupled w.c and corner shower enclosure. There are three further double bedrooms on this level, two of which have fireplaces, together with a bath/shower room with fittings comprising a panelled bath, close coupled wc, a double shower enclosure with period style fittings and a pedestal wash basin.

On the second floor, there is a below eaves attic bedroom with a window to the rear and two large roof storage areas, accessed from the landing, one of which has a Queen post with curved braces and curved struts to the tie beam.

Rear garden 80' x 26'. A mature cottage style garden set down to lawn with cobbled and brick pathways, serpentine mixed flower beds, herbaceous and shrub borders planted with camellia, rhododendron, paeonia, buddleja, vine, acer and fig trees, etc. Garden shed. From the garden there is a shared rear accessway leading to Mermaid Passage.

Guide price: £1,395,000 Freehold

Knowle House, Mermaid Street, Rye, East Sussex TN31 7EU



A fine double fronted Grade II Listed period house affording spacious accommodation, together with a large rear garden, fronting the famous cobbled Mermaid Street in the central Conservation Area of the Ancient Town.

- Hallway • Drawing room • Living room • Open plan kitchen/breakfast room and day room • Utility room • Cloakroom
- Cellar • Landing • Four double bedrooms • Shower room (en-suite) • Family bath/shower room
- Attic bedroom 5/playroom • Two roof storage areas • 80' rear garden



EPC rating E

Local Authority: Rother District Council. Council Tax Band F

Services: All mains services. Gas central heating.

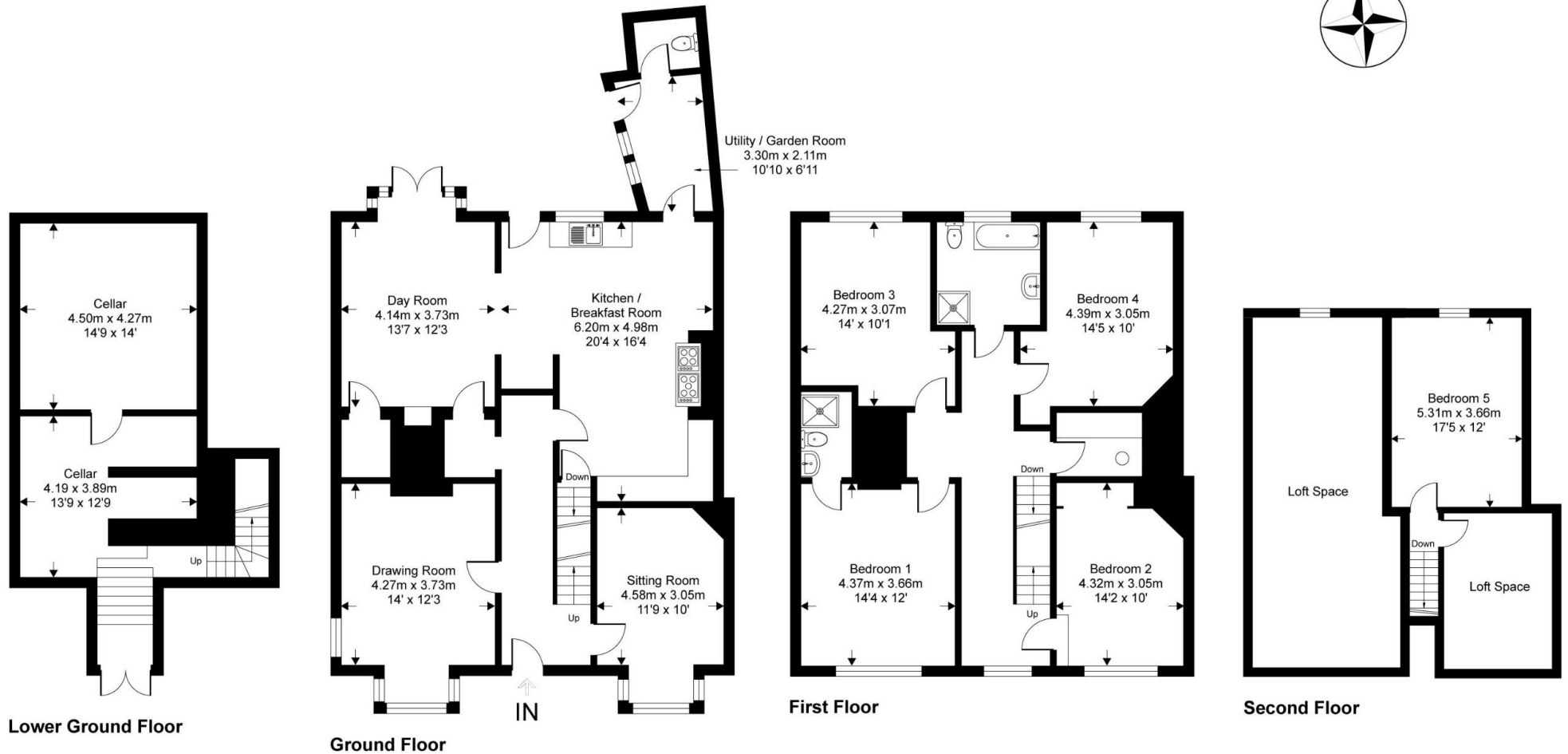
Predicted mobile phone coverage: EE and Three

Broadband speed: Superfast 80Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Mermaid Street

Approximate Gross Internal Area = 285 sq m / 3069 sq ft



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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