

PHILLIPS & STUBBS



coastal +
COUNTRY



Mons Cottage is situated at Iden Lock where the River Rother meets the Royal Military Canal, just over two miles from the Ancient Town and Cinque Port of Rye renowned for its 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. The picturesque village of Appledore, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street, is 3.5 miles, where amenities include a village store, public house and a branch line rail service to Ashford International where it connects with a high-speed service to London St Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.

A detached rural L-shaped single storey waterside property of early nineteenth century origin, constructed as part of a military garrison at the confluence of the River Rother and The Royal Military Canal, which was built between 1804 and 1809 as a third line of defence against the threat of invasion by Napoleon and stretches for 28 miles hugging the old cliff line that borders the Romney Marsh from Hythe in the northeast to Cliff End in the southwest. The property, which is of good ceiling height throughout, is now in need of some general upgrading and improvement works.

A front door opens into a hall with a window to the front, colour washed brickwork to one wall, built-in storage cupboards and a door to a cloakroom with a low level wc and a wall mounted wash basin.

The double aspect living room enjoys distant views across adjoining farmland and a glazed door to the rear terrace. A wide opening leads to a double aspect kitchen/dining room with a large brick fireplace, a large picture window with distant views, glazed double doors to the rear garden and a range of cabinets comprising cupboards and drawers beneath worktops with an inset sink and a range cooker with a double oven

and a Calor gas 5 burner hob. Adjacent is a walk-in pantry/utility store with fitted shelving, storage cupboards and space for a fridge and freezer. The double aspect, well-proportioned music room/games room has a vaulted ceiling and two pairs of French doors opening to the rear garden.

The principal bedroom has a window looking towards the river, a brick fireplace and an en suite bathroom with a panelled bath with a shower attachment, a close coupled wc and pedestal wash basin, together with an airing cupboard. There are three further bedrooms of good size, all with windows towards the river. The family bathroom has fitments comprising a panelled bath with a wall mounted shower above, a close coupled wc and a pedestal wash basin as well as a utility cupboard with space and plumbing for a washing machine and tumble dryer.

Outside: The property is approached from the road via a 5 bar gate leading to an extensive gravel parking area for several vehicles and a detached single garage. Immediately adjacent to the rear of the property is a wide brick terrace which leads out to an area of hedge enclosed garden, backing onto farmland, set down to lawn with mature apple trees and underplanted with spring bulbs. To one side is a raised deck with a heated swimming pool 35' x 16' and pool house with a salt water chlorinator, glazed sink and separate wc.

Further information:

Local Authority: Rother District Council. Council Tax Band E

Services: Mains electricity and water. Private drainage

Predicted mobile phone coverage: EE and O2

Broadband speed: Standard 9Mbps available. Source Ofcom

Rivers and sea flood risk summary: Low risk. Source GOV.UK

Guide price: £660,000 Freehold

Mons Cottage, Iden Lock, Iden, Near Rye, East Sussex TN31 7QE



A detached rural single storey waterside property of early nineteenth century origin, constructed as part of a military garrison, located beside the River Rother with far reaching views across open farmland in the valley towards the Isle of Oxney.

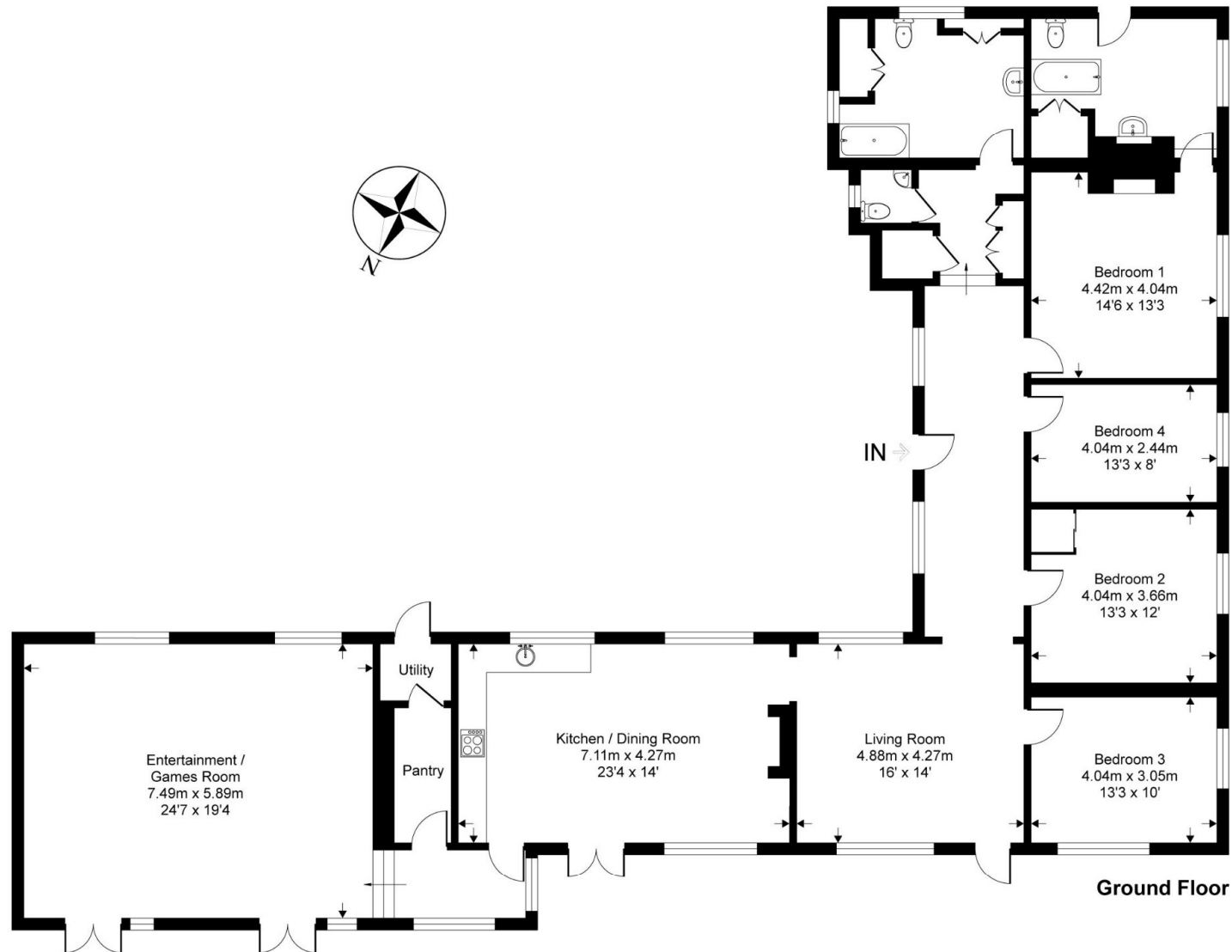
- Hall • Living room • Kitchen/dining room • Pantry/utility • Music/games room • Cloakroom
- Principal bedroom with en suite bathroom • Three further bedrooms • Family bathroom
- Double glazing • Oil central heating • EPC rating E
- Garage • Off road parking for several vehicles • Large garden • Heated swimming pool



Directions: From Rye, proceed out of the town on the Military Road towards Appledore and the river Rother will be seen on your right running parallel to the road. Continue for about two miles and immediately after passing over the bridge at Iden Lock, the entrance to the property will be seen on your left.

Mons Cottage

Approximate Gross Internal Area = 219 sq m / 2358 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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