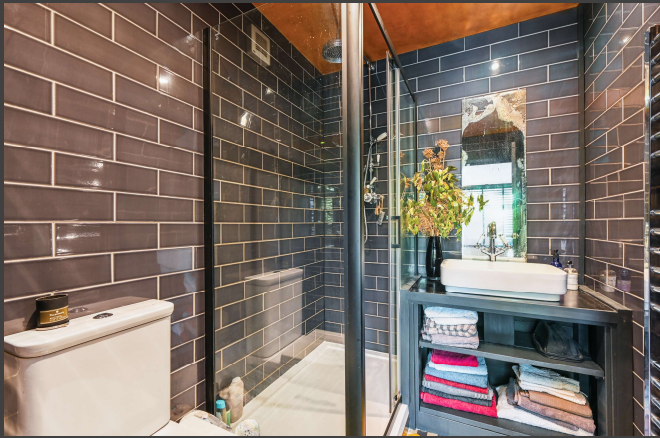


PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the hamlet of East Guldeford, which consists of a handful of timber framed cottages, barns and outbuildings, an old school house, old vicarage, Salts Farm Shop and the picturesque Church of St. Mary, a barn-like buttressed building, all surrounded by a labyrinth of waterways. Just over one mile to the east 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 is held annually. From the town there are train services to Eastbourne and Ashford International, from where there is a high-speed connection to London St. Pancras (38 mins). The East Sussex path, which is part of the National Cycle Network Route and passes close to the property, connects Rye with Camber Sands, the beautiful sandy beach where a variety of activities can be enjoyed including kite surfing, kite buggying, surfing, land yachting, horse riding and fishing.

An attached property presenting red brick and weatherboard clad external elevations set with double glazed windows beneath a pitched tiled roof. The property was extended in 2019 and now affords stylish, light-filled accommodation over three levels, as shown on the floor plan, with loft-like bedrooms with vaulted ceilings on the upper floors.

A modern entrance door with a glazed side panel opens into a hall with fitted storage cupboards, a walk-in utility cupboard with plumbing for a washing machine and an open doorway to an inner hall with stairs to the first floor. The living room, which overlooks the front, has an exposed brick fireplace and a wide opening to a snug with a second fireplace with a fitted wood burning stove. Adjoining is a double aspect open plan kitchen and dining room with large windows to the rear providing distant rural views and glazed double doors opening to the garden. The kitchen is fitted with a range of painted cabinets comprising base cupboards with copper door handles and open

shelving beneath zinc worktops, a matching island unit with breakfast bar, a double bowl glazed sink with hose mixer tap, space for a fridge freezer, an integrated dishwasher and a range cooker with a filter hood. Also on the ground floor is a cloak/shower room with metropolitan tiled walls, geometric tiled floor and fittings comprising a counter top wash basin, close coupled wc and shower enclosure.

On the first floor there is a landing with natural brickwork to one wall and stairs to the second floor. The double aspect principal bedroom has a vaulted ceiling with two large skylight windows to the rear proving distant rural views towards Rye Citadel and exposed brickwork to one wall. There are two further double bedrooms on this level, one of which has a cast iron fireplace and the other has a vaulted ceiling with large skylight windows. The bathroom has matchboard panelling, natural floorboards and fittings including a panelled bath with a wall mounted shower attachment and screen, pedestal wash basin and close coupled wc.

On the second floor, there is another double bedroom with a vaulted ceiling with exposed roof trusses and skylight windows providing distant rural views to the front and rear.

Outside: To the side of the property is a shingle area proving off road parking for two vehicles. A gate leads through to the rear garden which backs onto farmland and extends to about 85' x 65' being set down to lawn with wild flower areas, ornamental grasses, irises, apple trees, wicker fence panels, standard roses and giant artichokes. To the far end is an aluminium framed greenhouse with adjacent raised vegetable beds and kitchen garden. Immediately adjacent to the rear of the house is a wide deck with a built-in seating area and pergola. Set on slightly raised ground is a detached double aspect home office/studio with glazed double doors providing far reaching views across the garden and adjoining farmland. Note: The neighbouring property (No 2) has a pedestrian right of way over part of the rear garden and a vehicular right across the roadside front section of the shingle area to a single parking space.

Guide price: £519,000 Freehold

1 St Johns Cottage, East Guldeford, Rye, East Sussex TN31 7QH



A refurbished and extended attached four double bedroom property with far reaching rural views, blending contemporary light filled living space with period charm and situated between Camber Sands and the Ancient Town of Rye in a large garden backing onto farmland with a detached home office/studio and off-road parking for several vehicles.

- Hall • Cloak/shower room • Living room • Snug • Open plan kitchen and separate dining room • Inner hall • Landing • Four double bedrooms • Bathroom • Double glazing • Electric wet system central heating • EPC rating E • Detached home office/studio • Large rear garden • Off road parking for several vehicles •

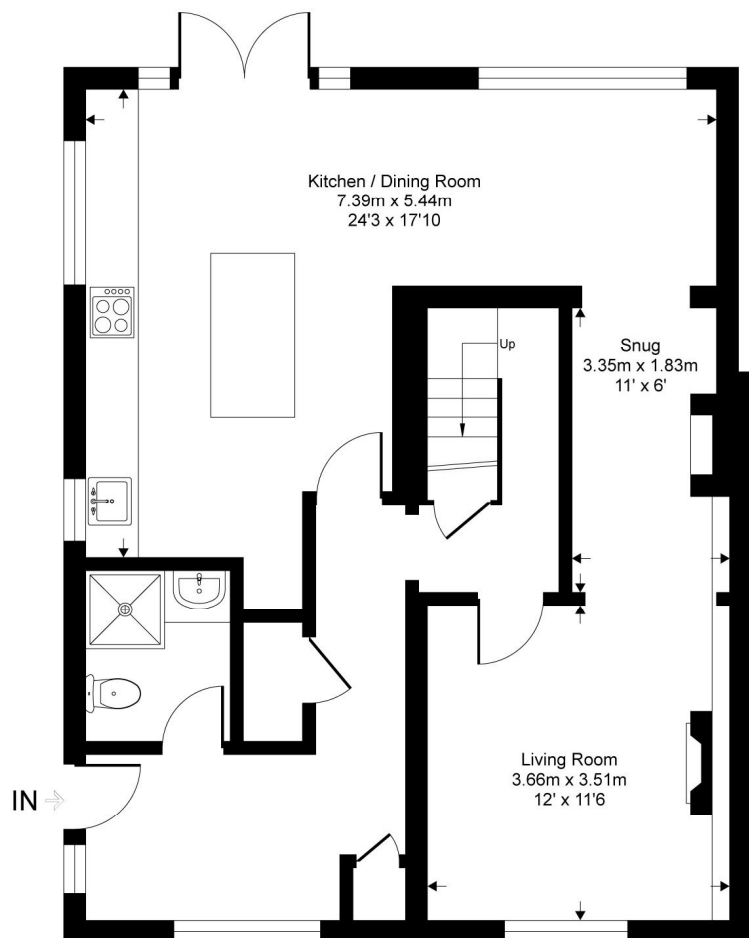


Local Authority: Rother District Council. Council Tax Band C
Mains electricity and water. Private drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02 (Limited)
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Medium. Source GOV.UK

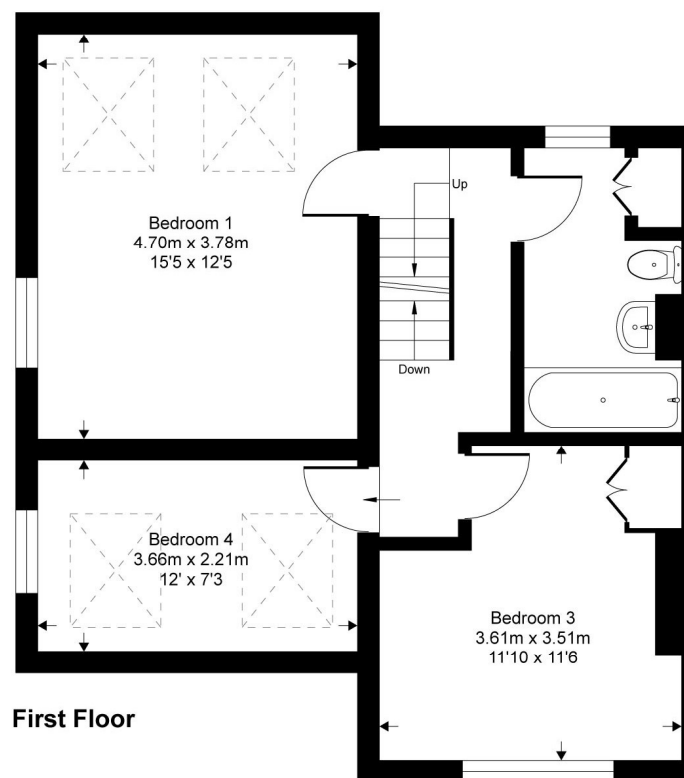
Directions: From Rye, proceed eastwards on the A259 Folkestone Road for approximately 1 mile and take the right hand turning to Camber. The property will then be seen after about 200 meters on the right hand side forming the far end one of a terrace of three.

St John's Cottage

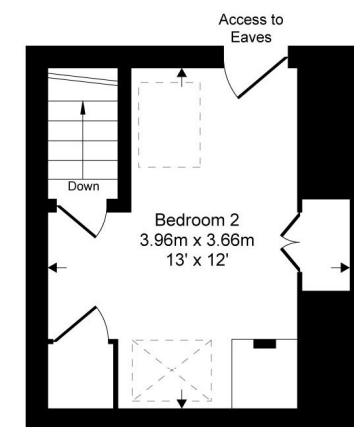
Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft



Ground Floor



First Floor



Second 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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