

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is situated in the village of Broad Oak which offers a general store, bakers and period inn as well as a doctor's surgery with dispensary and primary school. The nearest mainline station with a direct service to London is at Robertsbridge. 6 miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations. As well as its charm and history, the town has a comprehensive range of shopping facilities. From the town there are train services to Eastbourne and to Ashford which offers a high speed service to London St.Pancras with a journey time of about 37 minutes.

Reyson's Farm is a detached medieval Grade II\* Listed farmhouse of medieval and 16<sup>th</sup> century origins which generally has good ceiling heights and a wealth of exposed timbers, floorboards and oak latch doors and has the benefit of a detached cottage currently used as a holiday let. The roof on the main house was reroofed in 2008 and won a Sussex Heritage Trust award.

On the **ground floor** the drawing room and dining room both have impressive inglenook fireplaces and the snug also has an open brick fireplace. Off the drawing room is a study and the well appointed kitchen has a 4 oven gas fired Aga, integrated dishwasher, microwave, island unit and stable door out to the garden. Off the kitchen is a walk in pantry with built in units incorporating a fridge. There is also a door with lobby and secondary staircase to the first floor. The cloaks/shower room has a w.c and shower unit with door through to the utility/boot room which has plumbing for a washing machine and tumble dryer, Butler's sink and stable door to the garden.

**First floor main landing** (off the dining room) has access to the second floor, eaves storage cupboard and doors to bedrooms 1,3,6 and family bathroom.

Bedroom 1 has an en suite bathroom and built in cupboard. Bedrooms 3 and 6 have access to the family bathroom. The secondary staircase (off the kitchen) provides access to a small landing with doors to bedrooms 4,5 and also a secondary door to bedroom 1.

**Second floor** has a main games/attic room with a part vaulted ceiling leading to bedroom 2 which also has a part vaulted ceiling with exposed timbers and has an ensuite bathroom.

**Reyson's Barn** is a detached thatched single storey barn with part stone and part weatherboard elevations converted into holiday letting accommodation which comprises main vaulted open plan living/dining/kitchen area, two bedrooms and a bathroom.

**Outside:** The property is approached over a pair of electric wooden gates with gravelled drive down to a parking area with access to the range of outbuildings and garaging. The driveway continues around to the barn and back out to the main road via another pair of gates. The southeast facing rear paved terrace leads down to a summerhouse beyond which are sweeping lawns surrounding the large pond, the boundary adjoins farmland and enjoys far reaching and widespread views, the whole amounting to approx. 3.2 acres (to be verified).

Local Authority: Rother District Council. Council Tax Band G  
 Reyson's Barn – Currently a holiday let. Business rates apply.  
 Mains gas and electricity and water. Private drainage.  
 Predicted mobile phone coverage: EE, Vodafone, Three and 02  
 Broadband speed: Superfast 62bps available. Source Ofcom  
 River and Sea Flood risk summary: Very low risk. Source GOV.UK



Price guide: £1,450,000 freehold

Reysons Farm, Udimore Road, Broad Oak, East Sussex TN31 6BX



A detached Grade II\* Listed farmhouse of medieval and 16<sup>th</sup> century origins with a detached two bedroom thatched cottage and various outbuildings set within gardens and grounds including a large pond in total approximately 3.2 acres (to be verified).

- Entrance hall • Living room • Dining room • Snug • Study • Kitchen • Cloaks/shower room • Utility
- First floor landing • Bedroom 1 with ensuite bathroom • 4 further bedrooms • Family bathroom
- Second floor • Large attic/games room • Bedroom 2 with en suite bathroom • Gas heating • EPC rating D
- Detached 2 bedroom thatched barn • Range of outbuildings/garaging • Gardens and grounds of approximately 3.2 acres



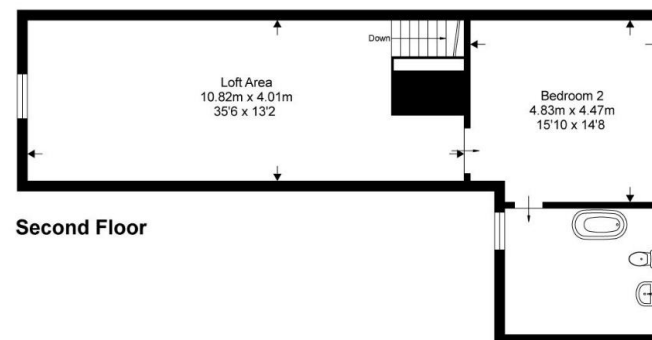
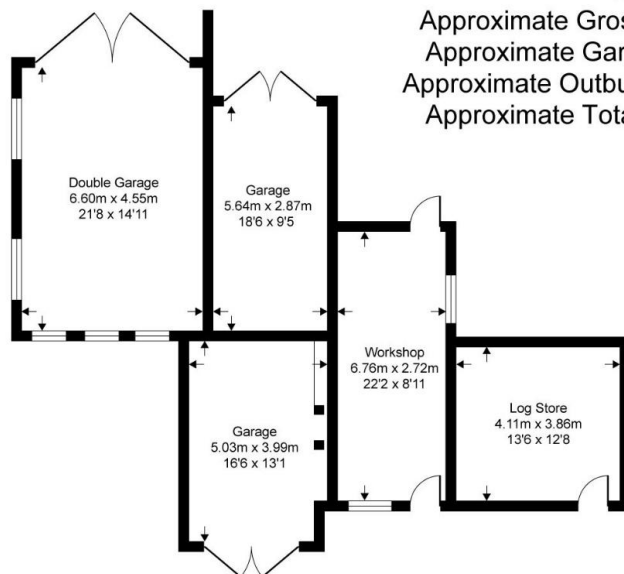


**Directions:** Leaving Rye take the B2089 Udimore Road and as you enter Broad Oak village the property will be found on the left hand side just after Broad Oak Farm Business Centre, look for '50mph' sign and mature conifer hedge with post and rail fence, the driveway is at the end of the hedge.

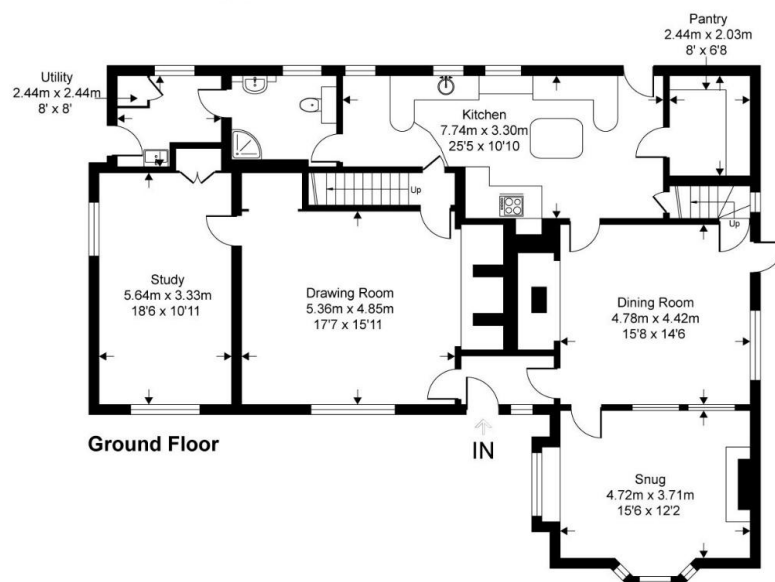
Alternatively entering Broad Oak from a northerly direction on the A28, at the crossroads turn left sign posted to Rye B2089, continue for literally 0.5 miles passing the school on your right and the playing fields on your left, continue past Reedswood Road, on your left, you then start to leave the village and the property will be found on your right behind a conifer hedge.

# Reysons Farm

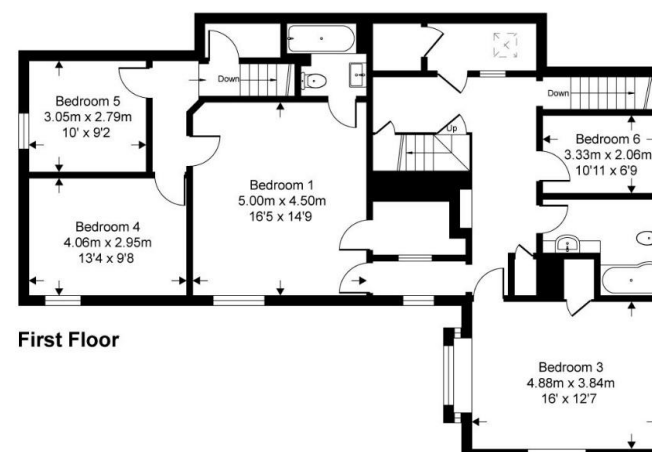
Approximate Gross Internal Area = 352.8 sq m / 3798 sq ft  
 Approximate Garage Internal Area = 63.3 sq m / 682 sq ft  
 Approximate Outbuilding Internal Area = 34.2 sq m / 369 sq ft  
 Approximate Total Internal Area = 450.3 sq m / 4849 sq ft



Second Floor



Ground Floor



First 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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