

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the Conservation Area of the Ancient Town and Cinque Port of Winchelsea which is one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular, Roman style streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr with its semi -ruined transept arches, generally accepted as one of the finest examples of the decorated period in the country. Local facilities include a local shop, public house and primary school, whilst for more comprehensive shopping facilities there is the sister Ancient Town of Rye within 3 miles. Train services from Winchelsea (limited service) and Rye for Eastbourne or Ashford which offers a high speed service to London St Pancras with a journey time of about 37 minutes.

Mulberry Cottage forms a detached Grade II Listed property of early C19th origin presenting weatherboard external elevations with a projecting former shop front and timber casement windows beneath a pitched peg tiled roof. The cottage has been extensively renovated in recent years.

The well presented accommodation comprises main double aspect open plan living room/kitchen has a large bay window to the front and an additional window to the side together with an open fireplace and oak flooring. The bespoke kitchen has oak fronted cupboards, oven and hob with inset sink.

An inner hallway has stairs to the first floor, door to the garden and also provides access to a useful cellar of good height. The dining room has a cast iron gas fire, built in cupboards, window to the rear and a door to the courtyard.

First floor landing has roofscape views to the side and access to a loft space. Bedroom 1 has a window to the rear providing distant views to Rye and fitted storage cupboards/drawers to one wall. Bedroom 2 overlooks the front of the property. The shower room comprises a shower cubicle, pedestal wash hand basin, heated towel rail and has a window to the side.

Outside: From Mill Road a picket gate leads through to the garden edged by mixed flower and shrub borders and beyond is a detached home office/studio with opening doors to the front overlooking the garden and additional side doors opening onto the enclosed courtyard garden which has a small outhouse. The home office provides a light and airy space and also incorporates a w.c and wash hand basin.

Note: The photographs were taken prior to the current Letting arrangement.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Three, O2, Vodafone

Broadband speed: Ultrafast 1000 Mbps available. Source Ofcom

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

Directions: On entering Winchelsea through the Strand Gate, take the third turning on your right before the New Inn and continue down to the first crossroads where the property will be found on the left hand side.

Price guide: £675,000 freehold

Mulberry Cottage, Mill Road, Winchelsea, East Sussex TN36 4HJ



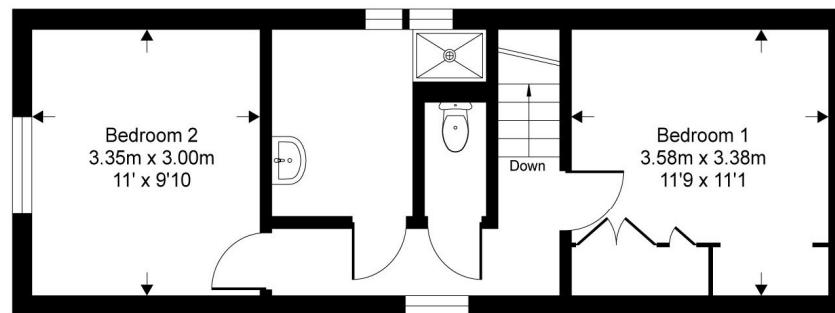
A detached two bedroom Grade II Listed cottage which has undergone extensive renovation in recent years being situated within the Conservation Area of the Ancient Town and Cinque Port of Winchelsea.

- Main open plan living room/kitchen • Dining room • Cellar
- First floor landing • 2 double bedrooms • Shower room • Separate wc
- Cottage garden with home office/studio with wc • Inner courtyard with small outhouse • Gas heating • EPC rating D

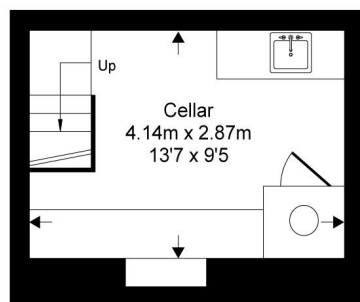


Mulberry Cottage

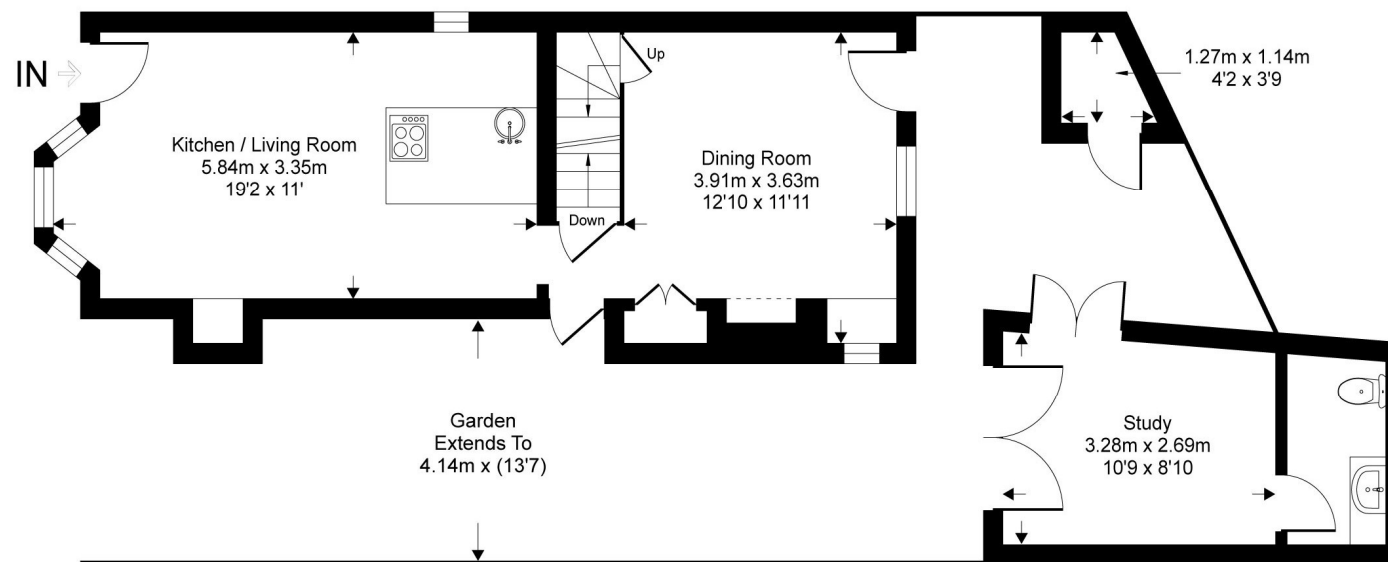
Approximate Gross Internal Area = 87 sq m / 934 sq ft
 Approximate Outbuildings Internal Area = 14 sq m / 147 sq ft
 Approximate Total Internal Area = 101 sq m / 1081 sq ft



First Floor



Lower Ground Floor



Ground 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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