

PHILLIPS & STUBBS



coastal +
COUNTRY



Set within the High Weald National Landscape (AONB) and occupying an idyllic setting off a quiet country lane surrounded by woodland and undulating countryside on the outskirts of the village of Peasmarsh, which offers a range of local services including a large independently owned supermarket, a primary school, two public houses, Tillingham Winery and the Parish Church. The Ancient Town and Cinque Port of Rye is 6 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections to London Stratford and St Pancras (37 minutes). Inland are the towns of Battle with its Abbey and Tenterden with its tree lined High Street and green swards which also offers a good range of shopping facilities and amenities. The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, St Ronan's at Hawkhurst, Benenden Girl's School and Buckswood School at Guestling.

A substantial detached barn conversion affording over 4000 sqft of beautifully presented and versatile living space including a studio/home office. The refurbished accommodation is arranged over two levels, as shown on the floor plan, with stripped old pine and oak floorboards throughout much of the space.

An oak framed entrance porch with a slate tiled threshold and front door opens to an entrance hall with a cloakroom with modern period style fittings and a turned staircase to the first-floor galleried landing. The triple aspect sitting room has exposed timber framing, French doors opening to the terrace and an inglenook style brick fireplace with a fitted woodburning stove on a flagstone hearth. Adjoining is a snug with exposed beams and old brickwork to one wall. The double aspect farmhouse style kitchen/breakfast room, which has exposed brickwork to two walls and a part glazed door to the garden, is fitted with a range of cabinets comprising base cupboards and drawers beneath preparation surfaces with an inset stainless-steel sink, an inset electric hob and a two oven AGA. Adjoining is a utility room with base cupboards, work

surfaces, an inset sink and plumbing for a washing machine and dishwasher. Open to the kitchen is a small reading area with steps down to a conservatory with exposed brickwork to two walls, glazed double doors to the front and rear gardens and a connecting door to the accommodation currently arranged to provide a dining room with a vaulted ceiling, exposed timbers and sliding glazed doors opening to the deck and garden. Double doors lead through to a family room / bedroom overlooking the garden with a vaulted ceiling, a high-level porthole window and a fitted wood burning stove. To the far end is a double aspect studio/home office with a vaulted ceiling with exposed architectural tie bars. Also on the ground floor is a cloakroom and a shower room, both with contemporary fittings.

On the first floor there is a galleried landing with exposed timber framing. The triple aspect principal bedroom has a vaulted ceiling with exposed beams, built in wardrobe cupboards and an en suite shower room with a close coupled wc, wash basin and shower enclosure. There are three further bedrooms of a good size, together with a bath/shower room with a walk-in shower, close coupled wc, wash basin and bath.

Outside: The property is approached from the lane via a pair of 5 bar gates and a sweeping pea beach driveway leading to an extensive parking and turning area for multiple vehicles with access to a double garage with an electric door, gardener's wc, wood store and first floor store. There is a further garage to the side with timber double doors. The property is centrally positioned within the delightful park-like gardens and grounds of about 2.5 acres which adjoin farmland, being set down to lawn, grassland and wild flower meadows with mature oak trees, a large pond and running along the entire width of the rear of the house is a wide paved terrace and raised deck.

Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Mantair Sewage treatment plant.

Predicted mobile phone coverage: 02

Broadband speed: Standard 5Mbps available. Source Ofcom

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

Guide price: £1,795,000 Freehold

Dinglesden Farm, Hayes Lane, Peasmarsh, Rye, East Sussex TN31 6XW



A beautifully presented, refurbished barn conversion affording light, contemporary living accommodation with large, versatile studio space and lovely southerly views set off a quiet country lane in a tranquil rural location in park-like gardens and grounds of just over 2.5 acres adjoining farmland.

- Oak framed entrance porch • Entrance hall • Sitting room and adjoining snug • Kitchen/breakfast room • Utility room
- Conservatory • Dining room • Family room / bedroom • Studio/home office • Cloakroom • Shower room
- Landing • Principal bedroom with en suite shower room • Three further bedrooms • Family bath/shower room
- Oil central heating • Mostly double glazed • Solar panels • EPC rating D • Garaging for multiple vehicles
- Gardens and grounds of just over 2.5 acres



Directions: Entering Peasmarch from the Rye direction, turn left into Church Lane and continue on past the church. At the next junction, by Peasmarch Place, bear left into Starvecrow Lane (unmarked). Continue down Starvecrow Lane where you will then see a turning on your left to Hayes Lane. Continue along Hayes Lane and the entrance to the property will be seen on your right after about 400 yards.

From London head south on the A21 bypassing Tunbridge Wells. In Flimwell turn left onto the A268 signed Hawkhurst. Continue through Hawkhurst and on towards Rye passing over a narrow bridge with traffic lights at Newenden (5.3 miles). Continue along the A268, take the next left turn signed towards Rye and proceed for about 4 miles. On reaching Peasmarch proceed through the village passing Jempsons and turn right into Church Lane. Opposite the entrance to Peasmarch Place turn left into Starvecrow Lane and proceed for about 1 mile. Turn left into Lane Hayes Lane and the entrance to the property will be seen on your right after about 400 yards.

[what3words dote.salaried.activity](https://www.what3words.com/dote.salaried.activity)

Hayes Lane

Approximate Gross Internal Area = 352.8 sq m / 3798 sq ft

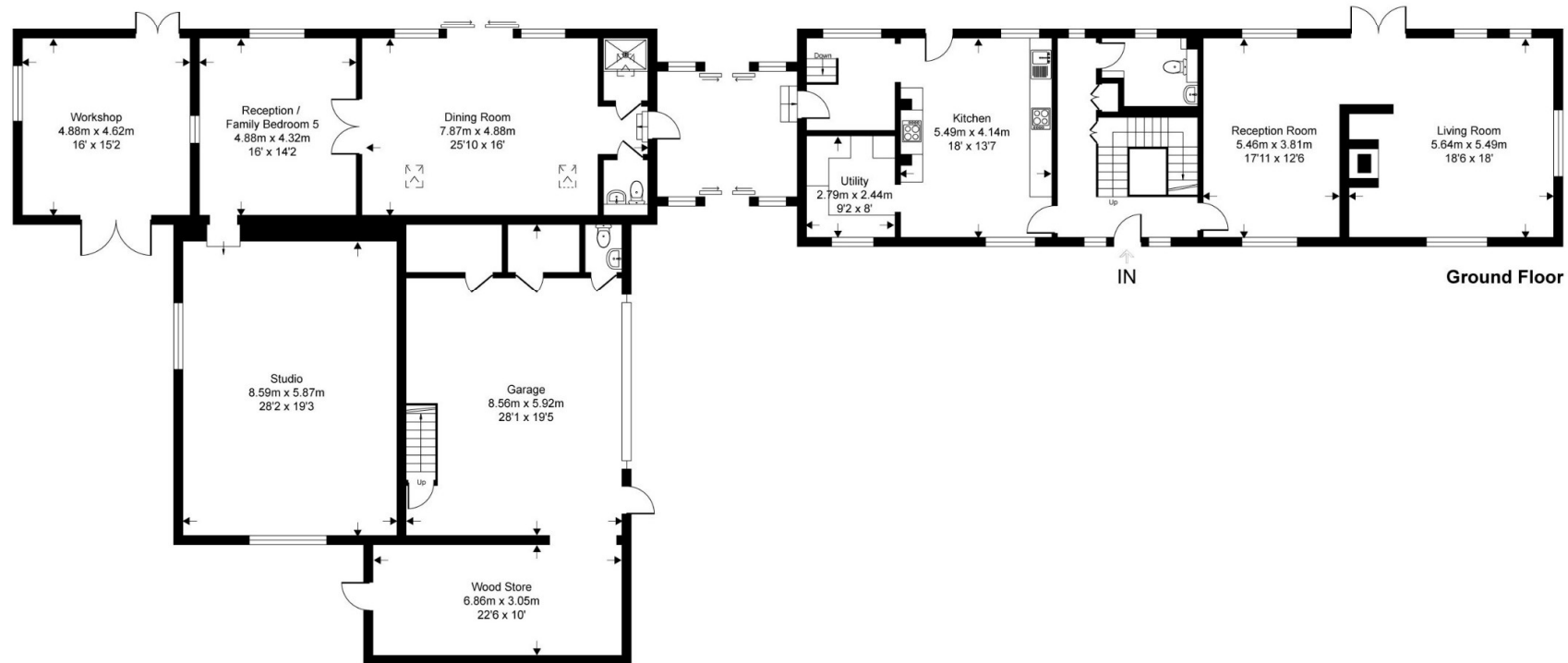
Approximate Garage Internal Area = 51 sq m / 549 sq ft

Approximate Outbuilding Internal Area = 43.4 sq m / 468 sq ft

Approximate Total Internal Area = 447.2 sq m / 4815 sq ft



First 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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